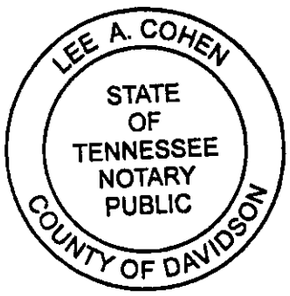
BILL GARRETT, Davidson County
Trans:T20130027801 DEEDWARR
Recvd: 04/05/13 11:13 2 pgs
Fees:13.00 Taxes:832.50
20130405-0033795

State of Tennessee)
County of Davidson)



The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Notary Public:

My Commission Expires: May 5, 2015

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Timothy Harms and Kelsy Harms	SWBC Mortgage Corp.	061-11-0-233.00
1109 Greenland Ave	9311 San Pedro, Suite 100	
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David Earl and wife, Sheila Earl, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Harms and Kelsy Harms, Husband and Wife,hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the plan of the two lot Subdivision of the Judy G. Stocky and Sheila M. Earl properties, filed for record as Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

Being the same property conveyed to David Earl, a married man, by Quit Claim Deed from Sheila M. Earl and David S. Earl, wife and husband, dated May 8, 2009, recorded May 28, 2009 in Instrument No. 20090528-0049120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila M. Earl and David S. Earl, by Quit Claim Deed from Sheila M. Earl, dated January 16, 2007, recorded January 31, 2007 in Instrument No. 20070131-0012834, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee.

Joint Driveway Easement set forth in the instrument recorded in Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1109 Greenland Ave, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 4th day of April, 2013.

David Earl **Sheila Earl**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named David Earl Sheila Earl, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of April, 2013.

Commission Expires: 06/24/15

Notary Public: Gregory D. Vadner

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

