PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52348
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel S. Koomen Kathleen C. Koomen 1460 TIMBER RIDGE CIRCLE NASHVILLE, TN 37211	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO AVENUE, SUITE 100 SAN ANTONIO, TX 78216

TAX MAP-PARCEL NUMBERS: 162-01-0-B 006.00CO

BILL GARRETT, Davidson County
Trans:T20130028492 DEEDWARR
Recvd: 04/08/13 14:41 2 pgs
Fees:13.00 Taxes:758.50
20130408-0034614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jamie Schramm, unmarried and Elizabeth West, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Daniel S. Koomen and wife, Kathleen C. Koomen hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Phase Two, Highlands of Brentwood, of record in Instrument No. 20000209-0013331, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamie Schramm by deed from Robert W. Musser, Jr., dated August 19, 2005, recorded October 10, 2005 in Instrument No.20051010-0122003, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jamie Schramm and Elizabeth West, as joint tenants with rights of survivorship, a one-half undivided interest, by Quitclaim Deed from Jamie Schramm, dated October 18, 2005, recorded October 24, 2005 in Instrument no. 20051024-0128366, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000209-0013331, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Book 11629, page 406, Instrument No. 2002112109144877, Instrument No. 20020722-0087704, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars' and Restrictive Covenants of record in Book 11189, Page 612, said Register's Office.

This is improved property, known as: 1460 Timber Ridge Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of April, 2013.

Jamie Schramm

Elizabeth West

State of TENNESSEE

County of DAVIDSON

On this 3rd day of April, 2013 , before me the undersigned authority, personally appeared Jamie Schramm Elizabeth West , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Sworn and subscribed before me this the 3RD day of April, 2013

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY