This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130035626 DEEDWARR
Recvd: 04/30/13 14:47 3 pgs
Fees:18.00 Taxes:1006.40
20130430-0043139

--------Above This Line Reserved For Official Use Only--------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phol Huy and wife, Lauren Huy,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Brandon Lee Ward and Stephanie M. Ward, husband and wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of I.C. McMahon's Subdivision of the Maplewood Lands, of record in Plat Book 547, page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Phol Huy and Matthew Behnke by Deed from The Heirs at Law of Harold Gordon Goodpaster, one half interest and the Heirs at Law of Betty B. Goodpaster, one half interest, dated 05/15/2007 and filed for record on 05/16/2007 in Instrument 200705160058451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phol Huy and wife, Lauren Huy by Deed from Phol Huy and Matthew Behnke, dated 05/14/2008 and filed for record on 05/14/2008 in Instrument 200805140049709, Register's Office for Davidson County, Tennessee.

Map & Parcel: 06107027100

This property is known as: **1020 Calvert St., Nashville, TN 37216-2108**

PH

PH

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 25th day of April, 2013.

Phol Huy, Grantor

Lauren Huy, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phol Huy and Lauren Huy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of April, 2013.

NOTARY PUBLIC

My Commission Expires:
12/27/16



Grantee(s) Name, Address:	Send Tax Statement To:
Brandon Lee Ward and Stephanie M. Ward	SWBC Mortgage Corporation
1020 Calvert St.	7311 San Pedro Avenue, Suite 100
Nashville, TN 37216	San Antonio, TX 78216

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$272,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of April, 2013.

Cari Tiesl
Affiant

(Seal)

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

10/18/2016