BILL GARRETT, Davidson County
Trans:T20130046265 DEEDWARR
Recvd: 06/04/13 09:42 2 pgs
Fees:13.00 Taxes:340.40

20130604-0056132

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires: 1-11-17

02-1305-48477

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Joseph Cirkvencic	SWBC Mortgage Corporation	119-06-0-179.00
73 Jay St.	9311 San Pedro Ave, #100	
Nashville TN 37210	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Clint Tidwell, Louis James Catignani, and Mickey Williams, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Joseph Cirkvencic, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Sterling Heights, Section Two, of record in Book 1424, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Clint Tidwell, a single man, Louis James Catignani, a single man, and Mickey Williams, a single man by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7, dated November 10, 2009, recorded December 1, 2009, of record in Instrument No. 20091201-0109745, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 73 Jay St., Nashville, TN 37210

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31st day of May, 2013.

Matthew Clint Tidwell

Louis James Catignani

Mickey Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Clint Tidwell, Louis James Catignani and Mickey Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2013.

Notary Public
State of Tennessee at Large

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14