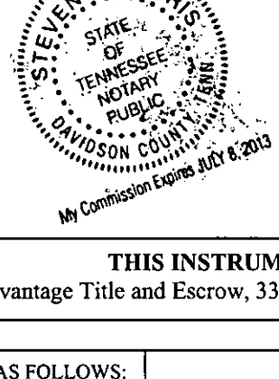
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Elizabeth Egger and Grant Cooley	SWBC Mortgage Corporation	14809000200
(NAME)	(NAME)	
320 Haywood Lane	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danny J. Cronk, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Elizabeth Egger and Grant Cooley, Wife and Husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the Plan of McBride Subdivision, of record in Plat Book 6050, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny J. Cronk and wife, Trudy R. Cronk, by Warranty Deed from Robert Wayne McBride and Barbara Faye McBride Brown, of record in Instrument No. 20011207-0135326, Register's Office for Davidson County, Tennessee, dated 11-27-01 and recorded 12-7-2001; and Being the same property conveyed to Danny J. Cronk by Quitclaim Deed from Trudy R. Cronk, of record in Instrument Number 20040907-0107477, Register's Office for Davidson County, Tennessee, dated 6-22-2004 and recorded 9-7-2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable

unimproved ☐

This is improved ☒ property, known as 320 Haywood Lane, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20130046481 DEEDWARR
Recvd: 06/04/13 13:30 2 pgs
Fees:13.00 Taxes:702.63
20130604-0056424

Witness my hand this 20th day of May, 2013.

Danny J. Cronk

Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of May 2013 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Danny J. Cronk, and acknowledged that he executed the same as the free act and deed of the said Danny J. Cronk, through Power of Attorney granted 05/20/13 by the said Danny J. Cronk.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May, 2013.

Commission expires: 7-29-13

Notary Public

TANYA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013