Warranty Deed

BILL GARRETT, Davidson County Trans:T20130052765 DEEDWARR Recvd: 06/21/13 13:02 2 pgs Fees:13.00 Taxes:1115.55 20130621-0063922	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $301,500.00. Affiant Subscribed and sworn to before me, this the 17th day of June, 2013. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Z. Bagby Jesse C. Clingan	SWBC Mortgage	
317 Hancock St.	9311 San Pedro Ave., Ste. 100	082-07-0-180.00
Nashville, TN 37207	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY EARWOOD, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN Z. BAGBY, AN UNMARRIED PERSON, AND JESSE C. CLINGAN, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ** as Tenants in Common

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of East Nashville Real Estate Company of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 50 feet on the Southerly side of Hancock Street and runs back between parallel lines, 176 feet, to an alley.

Being the same property conveyed to Jerry Earwood, a married man by Special Warranty Deed from Marshall I. Karr, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary of record at Instrument No. 20130226-0019258, dated February 26, 2013 and recorded on February 26, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marshall I. Karr, Trustee with full power to mortgage, sell, convey and incumber without joinder of any third party beneficiary by Warranty Deed from Robert Lee Whitaker and wife, Louise Short Whitaker of record at Instrument No. 20060613-0070384, dated May 30, 2006 and recorded on June 13, 2006, Any marital interest of Jacquelyn R. Karr was divested in the Marital Dissolution Agreement and Final Decree and Divorce between Jacquelyn R. Karr and Marshall I. Karr recorded as Instrument No. 20110923-0073993 and Instrument No. 20111216-0098297, in the Register's Office for Davidson County, Tennessee.

** Neither Grantor nor Grantor's spouse, Linda Earwood, ever resided in the above-described improved real property.*

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

This is improved property known as 317 Hancock St., Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2013.

Jerry Earwood by Chris Milfred as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2013, before me personally appeared Chris Milfred, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Earwood as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jerry Earwood.

Witness my hand and seal this the 17th day of June, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY