THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31155-04-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Stephanie Oeefe Affiant Subscribed and sworn to before me this 31st day of May, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Thomas P. O'Keefe, III, Stephanie O'Keefe 1716 Green ~~7005 Belgium Dr~~ Hills Dr ~~Kalaga, KY 42066~~ Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 150 13800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Travis Swearingen and wife, Aftin Swearingen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas P. O'Keefe, III and ~~wife~~ Stephanie O'Keefe*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *husband and wife

This is improved property located at 1716 Green Hills Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2013.

Travis Swearingen
Travis Swearingen

Aftin Swearingen
Aftin Swearingen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Travis Swearingen and Aftin Swearingen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130056440 DEEDWARR
Recvd: 07/02/13 15:56 2 pgs
Fees:13.00 Taxes:2645.50
20130702-0068540

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Resubdivision Lots 15 & 16, Green Hills Subd. #2, as of record in Plat Book 4060, page 43, 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 Travis Swearingen and Aftin Swearingen by Special Warranty Deed dated June 14, 2010, from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders CWABS, Inc, Asset-Backed Certificates, Series 2005-2, of record in Instrument No. 20100621-0048056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 4060, page 43, Register's Office for Davidson County, Tennessee.