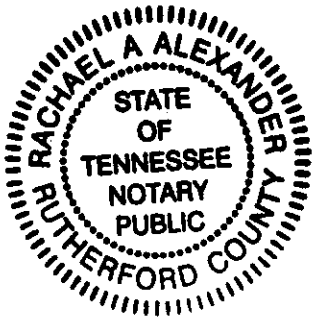
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20130068727 DEEDWARR
Recvd: 08/09/13 14:36 2 pgs
Fees:13.00 Taxes:284.79

20130809-0083977

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 05-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leolene Jean	Peoples Home Equity	162-01-OC-087.00
(NAME)	(NAME)	
472 Hickory Glade Drive, 87	250 Ward Circle, Ste. 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4082	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary Swafford, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Leolene Jean, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 87 on the Site Plan of Phase 2, Hickory Glade, of record in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Duane Johnson by Deed from Jill M. Weida and Tracy R. Church, dated 11/30/2006 and filed for record on 12/06/2006 in Instrument 200612060150949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset Backed Certificates Series 2006-26 by Deed from Philip M. Kleinsmith, Trustee, dated 07/22/2008 and filed for record on 08/12/2008 in Instrument 200808120082823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Swafford by Deed from The Bank of New York as Trustee for the Certificateholders of CWABS Inc., Asset Backed Certificates Series 2006-26, dated 12/23/2008 and filed for record on 03/02/2009 in Instrument 200903020018242, Register's Office for Davidson County, Tennessee.

Katrina Swafford joins in this conveyance to convey any and all rights Katrina Swafford may have in this property.

All matters as set forth per Plat Book 6250, Page 888, Plat Book 6900, Page 41, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 6824, Page 929 rerecorded in Book 6898, Page 896, as amended of record in, Book 6824, Page 952, Book 6898, Page 920, Book 6957, Page 473, Book 6898, Page 919 and in Instrument 200312230182416, said Register's Office. Appointment of Successor Trustee in Book 11443, Page 625, said Register's Office.
By-Laws of record in Book 6878, Page 390, said Register's Office. Said By-Laws were amended of record in Book

10697, Page 182, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7384, Page 941, said Register's Office.
Deed of Conveyance of record in Book 7797, Page 473, Book 7797, Page 490, said Register's Office.
Charter of record in Book 6845, Page 780, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7260, Page 72, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Duane Johnson (the foreclosed mortgagor) in the land or any claim that the foreclosure by America's Wholesale Lender (the original lender) is invalid.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 472 Hickory Glade Drive, 87, Antioch, TN 37013-4082
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2nd day of August, 2013.

Gary Swafford

Katrina Swafford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Swafford and Katrina Swafford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of August, 2013.

Notary Public
My Commission Expires: 8/8/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122