BILL GARRETT, Davidson County
Trans:T20130072197 DEEDWARR
Recvd: 08/21/13 10:32 1 pgs
Fees:13.00 Taxes:665.63
20130821-0088069

WARRANTY DEED

THOMAS-H13163

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ @ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00 .
Affiant
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF August, 2013.
Notary Public
(Affix Seal)
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
Ferrol Thomas , an unmarried woman	SWBC Mortgage Corporation	061.03-0-008.00
4500 Saunders Avenue	9311 San Pedro Ave #100	
Nashville, TN 37216	San Antonio, TX 78216	

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 consideration, the receipt of which is hereby acknowledged, I/we, WILLARD A. DEASON AND JUDY K. DEASON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FERROL THOMAS , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 76 in Gra-Mar Acres, Section two, as shown on Plan of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee; described as follows: Beginning on the northerly margin of Joyce Lane at the corner of Lots No. 75 and 76; thence with the line between said two lots northwardly 134.5 feet to the corner of Lots Nos. 75, 76, 77; thence with the line between said Lots Nos. 76 and 77 westwardly 143.1 feet to the easterly margin of Saunders Avenue; thence with the same southwardly 124.46 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 31.14 feet to the northerly margin of Joyce Lane; thence with same, eastwardly 119.83 feet to the beginning.

Being the same property conveyed to Willard A. Deason and Judy K. Deason, husband and wife by deed from Judy K. Deason, a married woman of record at Inst No. 200403030024171, recorded on 03/03/2004, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 2202, page 222, said Register's office, including any revisions/amendments/corrections recorded.

( ) unimproved
This is (X) improved property known as 4500 Saunders Avenue, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 16th day of August, 2013:

Willard A. Deason

Judy K. Deason

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schnacke, a Notary Public in and for said County and State, the within named WILLARD A. DEASON AND JUDY K. DEASON, HUSBAND AND WIFE, the bargainor(s), 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 and official seal at Gallatin, Tennessee, this 16th day of August, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNACKE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015