BILL GARRETT, Davidson County
Trans:T20130078609 DEEDWARR
Recvd: 09/11/13 09:52 2 pgs
Fees:13.00 Taxes:614.20
20130911-0095757

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 166,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2013.

Notary Public

My commission expires: 7-24-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARAM TORABIAN	**SWBC MORTGAGE CORPORATION**	**183050A15700CO**
5245 CATSPAW DRIVE	**213 OVERLOOK CIRCLE, SUITE A-4**	
ANTIOCH, TN 37013	**BRENTWOOD, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

STEFANI M. SAMPLES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARAM TORABIAN, AN UNMARRIED PERSON

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. 100 on the Plan of Revision One, Phase Two, Section Five, October Woods of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO STEFANI M. SAMPLES BY WARRANTY DEED FROM STEVE SAMPLES AND SUNNY B. SAMPLES, DATED 06/19/2008 RECORDED ON 06/24/2008 IN INSTRUMENT NO. 20080624-0065053 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5245 CATSPAW DRIVE, ANTIOCH, TN 37013.

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 in 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.

Witness my/our hand(s) this 21st day of August, 2013.

Stefani M. Samples by Stephen Samples her attorney in fact

STEFANI M. SAMPLES
BY: STEPHEN SAMPLES
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, STEPHEN SAMPLES, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of STEFANI M. SAMPLES and who acknowledged that he executed the same as the free act and deed of STEFANI M. SAMPLES.

Witness my hand, at office, this 21st day of August, 2013.

Notary Public

My Commission Expires: 7-24-17

