RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133834

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9 20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of December, 2013.

Kimbra R. Roush
NOTARY PUBLIC

My commission expires: 1-9-2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katelynn Marie Smith 2907 Twin Lawn Drive Nashville, TN, 37214	SWBC Mortgage Corp. 9311 San Pedro Ave., #100 San Antonio, TX 78216	096 14 0 098.00

FOR AND IN CONSIDERATION of the sum of Ninety Five Thousand Five Hundred and 00/100 Dollars ($95,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JENNIFER HARE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATELYNN MARIE SMITH, AN UNMARRID WOMAN**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No 754 on the Plan of Cloverhill, Section IX, as of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jennifer Hare, unmarried, by Warranty Deed from Deanna M. Gee Burks, dated 11/12/2004, recorded 12/19/2004, of record in Instrument Number 20041119-0139238, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2907 Twin Lawn Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property more commonly known as 2907 Twin Lawn Drive, Nashville, TN, 37214.

BILL GARRETT, Davidson County
Trans:T20130105572 DEEDWARR
Recvd: 12/18/13 15:38 2 pgs
Fees:13.00 Taxes:353.35
20131218-0128050

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16 day of December, 2013.

JENNIFER HARE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jennifer Hare, 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 seal, this the 16 day of December, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014