BILL GARRETT, Davidson County
Trans:T20140041530 DEEDWARR
Recvd: 06/12/14 11:31 2 pgs
Fees:13.00 Taxes:658.60
20140612-0051283

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
M14-1324

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Skeesick 1381 Jackson St Denver, CO 80206	SWBC Mtg 9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	172-62.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2014.

Notary Public

My Commission Expires: 11-23-14
(Affix Seal)

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jimmy E. Allen, Jr, married * ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Aaron Skeesick, and wife Marinda Skeesick ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the 1/2 of five acre tract of John Watson in the old 8th Civil District (now the 6th Civil District) of Davidson County, Tennessee, and bound as follows: Beginning at a stone planted being the south west corner of Robin Watson's land; thence east with said Robin Watson's south boundary line twenty-seven and 1/4 poles to a stone planted in Tempa Patison's west boundary line. Thence south twenty-nine and 1/4 poles with said line to the corner of the same. Thence west with Carmack's north boundary line twenty-seven and 1/4 poles to a stone, thence north twenty-nine and 1/4 poles to the beginning containing 5 acres, the above 5 acre tract is dissected north and south so as to contain 2-1/2 acres each and the 2-1/2 acres conveyed is described as follows: being the west side of the above tract bounded on the north by Maria White's southern line, on the west by Hugh Watson's west boundary line, on the south by the County Road, on the west by Hugh Watson's east boundary line, containing 2-1/2 acres.

Being the same property conveyed to Jimmy E. Allen, Jr. by Warranty Deed from The Bank of New York as Trustee for the Certificate Holders of CWABS, Inc., asset backed certificates, series 2007-1, dated October 24, 2008, recorded November 12, 2008, of record in Instrument No. 20081112-0112145, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6151 Mount Pisgah Road, Nashville, TN 37211.**
***The subject property is neither the principal residence o Grantor nor his spouse or any dependant.**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this **2nd** day of **June, 2014.**

GRANTOR(S)

✓ Jimmy E. Allen Jr

Jimmy E. Allen,Jr

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jimmy E. Allen,Jr** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **June, 2014.**

Deborah L. Bissell

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Return to:
Realty Title
206A Cool Spgs Blvd
Ste 106
Franklin, TN 37067