BILL GARRETT, Davidson County
Trans:T20140065217 DEEDWARR
Recvd: 09/03/14 10:16 2 pgs
Fees:13.00 Taxes:443.63
20140903-0080250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $119,900.00 (One Hundred Nineteen Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 29th day of August, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/18/16

DAWNA DEBOARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nathanael Aaron James 714 Maple Place Nashville, TN 37216	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	061.05-0A-110.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **HARLEY LEFTWICH, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NATHANAEL AARON JAMES, an unmarried person,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. 12, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Harley Leftwich from Household Financial Center, Inc by deed of record in Instrument No. 20130612-0060012, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **714 MAPLE PLACE** **NASHVILLE,TN37216**

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 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 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 allgenders.

WITNESS, this 29th day of August, 2014

Harley Leftwich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of August, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harley Leftwich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of August, 2014.

Notary Public

Commission Expires: 03.06.2018

