BILL GARRETT, Davidson County
Trans:T20140074149 DEEDWARR
Recvd: 10/02/14 09:54 2 pgs
Fees:13.00 Taxes:850.63
20141002-0090951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 229,900.00

Affiant

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

Notary Public

My commission expires: 3-21-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LAUREN AUGUSTINE	**SWBC MORTGAGE CORPORATION**	**08315011100**
203 NOONAN CT	**9311 SAN PEDRO AVENUE, STE 100**	
NASHVILLE, TN 37206	**SAN ANTONIO, TX 78216**	

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,

MONTE S. HOLMAN and ELIZABETH S. BARNETT

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

LAUREN AUGUSTINE AND MATTHEW E. MICHAEL, WIFE AND HUSBAND

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. 129, on the Plan of Fortland Park, Section II, Addition I, of record in Book 2854, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MONTE S. HOLMAN AND WIFE, ELIZABETH S. BARNETT, BY WARRANTY DEED FROM LELAND L. SMITH AND WIFE, LOUISE B. SMITH, DATED 06/20/2008 AND RECORDED ON 06/20/2008 IN INSTRUMENT NUMBER 20080620-0063632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 203 NOONAN CT, NASHVILLE, TN 37206.

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 29th day of September, 2014.

MONTE S. HOLMAN

ELIZABETH S. BARNETT BY MONTE S. HOLMAN
ATTORNEY-IN-FACT

ELIZABETH S. BARNETT BY MONTE S. HOLMAN,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MONTE S. HOLMAN and ELIZABETH S. BARNETT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MONTE S. HOLMAN** to me known to be the person who executed the foregoing instrument in behalf Of ELIZABETH S. BARNETT as her Attorney in Fact, and acknowledged that she executed the same for the purposes therein contained as the free act and deed of the said ELIZABETH S. BARNETT

Witness my hand, at office, this 29th day of September, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016