ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Robert Allen Harshman 324 Binkley Drive Nashville, TN 37211	SWBC Mortgage Corp 9311 San Pedro Ave #100 San Antonio, Tx 78216	147-02-0-067.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Guardianship and Trust Corporation, Conservator for Nancy Jones (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Robert Allen Harshman, an unmarried man (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 394, CALDWELL HALL, SECTION THREE, as shown on plat of record in Plat Book 2900, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert G. Jones and wife, Nancy Jones by Installment Deed from Clarence B. Hayslett, Jr., and wife, Marian Hayslett, recorded on 7th day of November, 1966 in Deed Book 4075, Page 344, in the Register's Office of Davidson County, Tennessee. Robert G. Jones has since died and upon his death, title was vested in Nancy Jones, as the sole surviving tenant by the entirety. An Order was filed on September 5, 2014, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Probate Number 12P1686, stating that Guardianship and Trusts Corporation is authorized to execute Warranty Deed and any other necessary documents for sale of subject real property as conservator for Nancy Jones.

This is improved real property located at 324 Binkley Drive, Nashville, TN 37211.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of Caldwell Hall, Section 3, recorded in Plat Book 2900, page 131, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $177,500.00.
(
(Affiant
(Subscribed and sworn to before me
(this 30th day of September, 2014.
(
(My Commission Expires: MAR 0 8 2016 Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/03/14 12:31 3 pgs
Fees:18.00 Taxes:656.75
20141003-0091757

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 29th day of September, 2014.

Nancy Jones by Paula W Reed for Guardianship and Trust as Conservator for Nancy Jones

Nancy Jones, by: Paula W. Reed
For Guardianship and Trusts Corp.,
Conservator for Nancy Jones

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared Paul W. Reed for Guardianship and Trusts Corp., conservator for Nancy Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Conservator for Nancy Jones and as such Conservator acknowledged that she is authorized to execute the foregoing instrument on behalf of Guardianship and Trusts Corp., conservator for Nancy Jones, the within named bargainor, and that he/she as such Conservator, executed the foregoing instrument for the purpose therein contained, by signing the name of the Guardianship and Trusts Corp., conservator for Nancy Jones Trust by herself as Conservator.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of September, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE