WARRANTY DEED

File #14128

BILL GARRETT, Davidson County
Trans:T20140079195 DEEDWARR
Recvd: 10/21/14 13:14 2 pgs
Fees:13.00 Taxes:758.50
20141021-0096989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlyn Smous and Martin Wieck	SWBC Mortgage Corporation	-083-01-0-212.00
(NAME)	(NAME)	
912 Bailey Street	9311 San Pedro Avenue, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Amanda Harvey and Andrew Harvey, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlyn E. Smous, an unmarried woman, and Martin Wieck, an unmarried man, with the right of survivorship,** 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. 8 on the Plan of J.G. Grissim's Grand Avenue Addition of record in Plat Book 974, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Harvey and Andrew Harvey, wife and husband by deed from Gary V. White, unmarried of record in Instrument No. 20120210-0012210 Register's Office for Davidson County, Tennessee, dated February 7, 2012 and recorded on February 10, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) all matters shown on the Plan of record in Plat Book 974, Page 35, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 912 Bailey Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 16th day of October, 2014.

Amanda Harvey by: DH, attorney in fact

Amanda Harvey
By: Daniel Heard, her attorney in fact

Andrew Harvey by: DH, attorney in fact

Andrew Harvey
By: Daniel Heard, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of October, 2014, before me personally appeared Daniel Heard to me known, or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument on behalf of Amanda Harvey and Andrew Harvey and acknowledged that he executed the same as their free act and deed by virtue of that Specific Limited Power of Attorney recorded in Instrument No. 20141021-0091988, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 16th day of October, 2014.

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9/21/2015

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027