Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1093

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of November, 2014.

Notary Public
Commission Expires: 5/23/16

Rebecca A. Dobbs
State of Tennessee
Notary Public
Rutherford County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven N. Swarts 1503 Lillian Street Nashville, TN 37206	New Penn Financial, LLC. 4000 Chemical Road, Suite 200 Plymouth Meeting, PA 19462	083-13-0-439.00

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,

William F. Greer, IV and wife, Megan W. Greer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven N. Swarts, unmarried man

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. 137 of Block "O", as shown on the map entitled Lindsley Home Place, of record in Plat Book 2, Page 92, in the Chancery Court at Nashville, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Megan W. Greer by Quitclaim Deed to create a tenancy by the entireties between William F. Greer, IV and Megan W. Greer, from William F. Greer, IV, dated 10/30/13 and recoded 11/8/13 in Instrument No. 20131108-0115956; and being the same property previously conveyed to William F. Greer, IV, unmarried, by Warranty Deed from James Matthew Poag and Ann-Haley Poag, husband and wife, dated 9/30/08 and recorded 10/9/08 in Instrument No. 20081009-0102554, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1503 Lillian Street, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of November, 2014.

BILL GARRETT, Davidson County
Trans:T20140084199 DEEDWARR
Recvd: 11/07/14 09:55 2 pgs
Fees:13.00 Taxes:1172.90
20141107-0102923

William F. Greer, IV

Megan W. Greer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William F. Greer, IV and Megan W. Greer** 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 and official seal at Brentwood, Tennessee this 4th day of November, 2014.

Notary Public
My Commission Expires:

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)