RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150003505 DEEDWARR
Recvd: 01/14/15 14:20 2 pgs
Fees:13.00 Taxes:662.30
20150114-0004064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 179,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public

My commission expires

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
September 20, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LORI L. SAGE	**SWBC MORTGAGE CORPORATION**	**114080C03800CO**
7277 CHARLOTTE PIKE #208	**9311 SAN PEDRO AVENUE, STE 100**	
NASHVILLE, TN 37209	**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,

NANCY H. WATKINS, unmarried

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

LORI L. SAGE, a married woman as her sole and separate property

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:

Being Unit 35 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541 and amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and by-laws for West Park Homeowners Association, Inc., of record in Instrument #20041221-0151636, Register's Office for Davidson County, Tennessee, and as further set out on a plan of West Park Phase 2 of record in Instrument #20041112-0136248, to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO NANCY H. WATKINS, UNMARRIED, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, DATED 06/28/2005 AND RECORDED ON 07/08/2005 IN INSTRUMENT NUMBER 20050708-0079414, 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 7277 CHARLOTTE PIKE #208, NASHVILLE, TN 37209.

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 5th day of January, 2015.

Nancy H. Watkins
by Cheryl Casner, Attorney in Fact

NANCY H. WATKINS
BY CHERYL CASNER, ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CHERYL CASNER** to me known to be the person who executed the foregoing instrument in behalf of **NANCY H. WATKINS** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **NANCY H. WATKINS.**

Witness my hand, at office, this 5th day of January, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15