BOX 14

26955.3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019420 DEEDWARR
Recvd: 03/17/15 13:42 2 pgs
Fees:13.00 Taxes:357.05
20150317-0022912

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 4.19.16

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Wayne Clark	SWBC Mortgage Corp.	13307003200
(NAME)	(NAME)	
3603 Hewlett Court	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kathy Gale O'Brien, unmarried and Brenda Joyce Roberts, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Wayne Clark, an 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. 12 on the Plan of Parma Heights, Section 3, of record in Book 2330, page 60, register's office for Davidson County, Tennessee, and more particularly described as follows:

Said lot no. 12 fronts 91.76 feet on the westerly side of Hewlett Court, and extends back between lines 179.53 feet on the northerly side and 186.76 feet on the southerly side to a dead line in the rear which measures 91 feet.

BEING the same property conveyed to Walter D. Twyman and wife, Raynell Twyman, by Deed from C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler, dated December 10, 1956, of record in Book 2603, page 463, Register's Office for Davidson County, Tennessee. The said Walter D. Twyman and Elsie Raynell Maness Twyman divorced and said property was vested in Walter D. Twyman and Elsie Raynell Maness Twyman, as tenants in common, by Divorce Decree filed in Docket No. 79781 in the Third Circuit Court for Davidson County, Tennessee. The said Walter D. Twyman having since Quitclaimed his interest to Kathy Gale O'Brien, 1/4% (.25) undivided interest and Brenda Joyce Roberts, a 1/4% (.25) undivided interest as tenants in common, dated October 28, 1987, of record in Book 7406, page 138, Register's Office for Davidson County, Tennessee. The said Elsie Raynell Maness Twyman having Quitclaimed her interest to Kathy Gale O'Brien and Brenda Joyce Roberts, equally, dated July 2, 2004, of record in Instrument No. 20040713-0083323, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF

THE GRANTOR HEREIN.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3603 Hewlett Court, Nashville, TN 37211
(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/our hands this 13th day of March, 2015.

Kathy Gale O'Brien

Brenda Joyce Roberts

State of Tennessee
County of Williamson

Personally appeared before me Kathy Gale O'Brien and Brenda Joyce Roberts, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2015.

Notary Public
My Commission Expires: _____

File No.: 9294

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017