WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037443 DEEDWARR
Recvd: 05/14/15 09:42 2 pgs
Fees:13.00 Taxes:388.50
20150514-0044294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF MAY, 2015.,

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Rose Brock and Eliza Rose Brock Marcum	SWBC Mortgage Corporation	162 01 0C 100.00
(NAME) 477 Hickory Glade Drive	(NAME) 9311 San Pedro Ave., #100 ~~5055 Maryland Way, Suite 200~~	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216 ~~Brentwood, TN 37027~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Five Thousand And No/100 Dollars ($105,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kayla E. Bowen, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rose Brock, an unmarried woman, and Eliza Rose Brock Marcum, a married woman**, 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 Unit No. 100 on the Plan of Hickory Glade Phase 2 of record in Book 6250, Page 888 and 889, amended in Book 6900, Page 41, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kayla E. Bowen by Warranty Deed from Shannon Crawford, unmarried dated November 30, 2012 and recorded December 14, 2012 as Instrument No. 20121214-0115484, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 477 Hickory Glade Drive, Antioch, TN 37013

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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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hands this 12th day of May, 2015.

Kayla E. Bowen

Kayla E. Bowen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla E. Bowen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-151893