BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$162,000.00.** C.J. Barnes Affiant Subscribed and sworn to before me, this 11th day of May, 2015. Notary Public My commission expires: 10/2/17

BILL GARRETT, Davidson County
Trans:T20150037803 DEEDWARR
Recvd: 05/15/15 09:17 2 pgs
Fees:13.00 Taxes:599.40
20150515-0044751

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Monique Tashawne Ferrell	SWBC Mortgage Corp ~~New Owner~~	**Map\Parcel: 149-02-0-041.00**
5005 Oakwood Forest Drive	9311 San Pedro Ave. Ste. 100	
Antioch, TN 37013	San Antonio, TX 78257	

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,

C. J. Barnes, unmarried

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

Monique Tashawne Ferrell, an unmarried person

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. 29 on the Plan of Phase One- Final Plat, Oakwood Subdivision of record in Plat Book 6900, Page 935, 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 C.J. Barnes by Warranty deed from Devin G. Webb and wife, Ashley E. Webb of record in Instrument No. 20030519-0067818 Register's Office for Davidson County, Tennessee, dated May 13, 2003 and recorded on May 19, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 935, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville, of record in Book 6298, Page 582, and Book 6269, Page 199, in the Register's Office for Davidson County, Tennessee.

Charter of Oakwood Homeowner's Association of record in Book 7954, Page 508 and Book 7981, Page 474; corrected in Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee.

This is **improved (X)** unimproved ( ) property known as 5005 Oakwood Forest Drive Antioch, TN 37013.

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 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 hand(s) this 11th day of May, 2015.

C. J. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, C. J. Barnes the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150146**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027