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

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 209,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2015.

Notary Public

My commission expires: 11-20-2018

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:
HAYLEY BLACK	**SWBC MORTGAGE CORPORATION**	**09213034800**
3403 ELKINS AVENUE	**9311 SAN PEDRO AVENUE, STE 100**	
NASHVILLE, TN 37209	**SAN ANTONIO, TX 78216**	

BILL GARRETT, Davidson County
Trans:T20150038784 DEEDWARR
Recvd: 05/19/15 10:50 2 pgs
Fees:13.00 Taxes:773.30
20150519-0045996

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,

JOYCE M. BRACKETT and JOHNNY FRISBIE, wife and husband

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

HAYLEY BLACK, an unmarried 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:

BEING LOT NO. 116 ON THE MAP OF HORTENSE PLACE, AS OF RECORD IN BOOK 161, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 116 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELKINS AVENUE, FORMERLY 2ND AVENUE, AND RUNS BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOYCE M. BRACKETT, MARRIED, BY WARRANTY DEED FROM JOYCE M. BRACKETT, WHO ACQUIRED TITLE AS JOYCE BRACKETT, UNMARRIED, DATED 06/12/2013 AND RECORDED ON 08/28/ 2013 IN INSTRUMENT NUMBER 20130828-0090790, 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 3403 ELKINS AVENUE, 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 11th day of May, 2015.

Joyce M Brackett
JOYCE M. BRACKETT

JOHNNY FRISBIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOYCE M. BRACKETT and JOHNNY FRISBIE, the within named Grantor(s), 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, at office, this 11th day of May, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER