THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150052479 DEEDWARR
Recvd: 06/30/15 11:49 2 pgs
Fees:13.00 Taxes:684.50
20150630-0062992

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica T. Black 212 Blackman Road Nashville, Tennessee 37211	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	147-06-0-131.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES W. BAKKE, married, and DAVID R. EBY, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JESSICA T BLACK, a single woman**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Revised Plan of Caldwell Hall, Section I of record in Plat Book 2900, page 57, 58 and 59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bakke and David R. Eby, as tenants in common, by Warranty Deed from Israel J. Holliday and wife, Hollie L. Holliday, filed of record on 06/15/2005, at Instrument No. 20050615-0068264, Davidson County Register of Deeds.

Note that this was never the residence of either of the Grantors.

This is improved property known as **212 Blackman Road, Nashville, Tennessee 37211** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 24 day of **June, 2015**:

James W. Bakke
James W. Bakke

David R. Eby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. BAKKE AND DAVID R. EBY**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of June, 2015:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY OF MY COMMISSION FORTNER

Notary Public

My Commission Expires: 3/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2015:

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016