WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052920 DEEDWARR
Recvd: 07/01/15 10:05 2 pgs
Fees:13.00 Taxes:998.63
20150701-0063521

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

Affiant

Subscribed and sworn to me on June 30th, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah Jean Nechuta Nathan Schmitz 7505 Staffordshire Drive Nashville, TN 37221	SWBC Mortgage Corporation 9311 San Pedro Ave., Ste. 100 San Antonio, TX 78216	141-15-D-4.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin Eakin and wife, Terah Eakin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Sarah Jean Nechuta and husband, Nathan Schmitz, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Described property located in Davidson County, Tennessee, to wit: Lot(s) 4, as shown on the map entitled Resubdivision of Lot Nos. 4, 5, 6, and 7, Sheffield on the Harpeth Phase 1, of record in Plat Book 6900, Page(s) 494, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kevin Eakin and wife Terah Eakin by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-1, recorded on the 30th day of November, 2012 in Instrument No. 20121130-0109927, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 7505 Staffordshire Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on June 30th, 2015.

Kevin Eakin

Terah Eakin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 30th, 2015, before me personally appeared Kevin Eakin and Terah Eakin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of June, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

