BILL GARRETT, Davidson County
Trans:T20150064708 DEEDWARR
Recvd: 08/05/15 09:26 2 pgs
Fees:13.00 Taxes:740.00
20150805-0077695

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

03-1507-38410

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Robert Bechtol 624 Gailwood Lane Nashville TN 37214	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	096-11-0-103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicole D. Gheorghe, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert E. Bechtol and Karen D. Templer, husband and wife,** hereinafter called the Grantees, their successors 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. 601, on the Plan of Cloverhill, Section VIII, of record in Book 2331, Pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Nicole D. Gheorghe by Special Warranty Deed from U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2007-HE6, Asset Backed Certificates Series 2007-HE6, dated February 2, 2015, recorded February 9, 2014, of record in Instrument No. 20150209-0011971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 624 Gailwood Lane, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of July, 2015.

Nicole D. Gheorghe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nicole D. Gheorghe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of July, 2015.

State of Tennessee at Large

My Commission expires: _____

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MY COMMISSION EXPIRES
JUNE 27, 2016