160,000.00

WARRANTY DEED

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of August, 2015.

(Affix Seal) Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2015-324

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eva Gaskin 2108 Jones Avenue Nashville, TN 37207	SWBC MORTGAGE CORPORATION 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	071.08-0-139.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Garth M. Politsch, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Eva M Gaskin, a unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2108 Jones Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 146 on the Plan of Section One Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garth M. Politsch, a single man from Bank One, National Association, as Trustee by Special Warranty Deed dated July 6, 2004 and recorded August 24, 2004 in Instrument Number 200408240102202, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2108 Jones Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

This conveyance is subject to:
- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record as Book 1130, page 91, Register's Office of Davidson County, Tennessee.
- Applicable easements and restrictions as shown of record.

BILL GARRETT, Davidson County
Trans: T20150069809 DEEDWARR
Recvd: 08/19/15 10:02 2 pgs
Fees: 13.00 Taxes: 592.00
20150819-0083444

Witness my/our hand(s) this 17th day of August, 2015_

Garth M. Politsch

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Garth M. Politsch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 17th day of August, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY