Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1190

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2015

Notary Public
Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

BILL GARRETT, Davidson County
Trans:T20150075267 DEEDWARR
Recvd: 09/03/15 10:22 2 pgs
Fees:13.00 Taxes:1128.50
20150903-0089865

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Cogan Cramb 3729 Cedarwood Drive Nashville, TN 37216	SWBC Mortgage Corporation 9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	06209007500

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Greta E. Severs and husband Patrick Allan Severs

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Cogan Cramb and Mary Jo Cramb

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 23 on the Plan of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly boundary of Cedarwood Drive, said point being the point which the boundary line between Lots 22 and 23 meet the said westerly boundary of Cedarwood Drive, thence South 15 degrees 50 minutes East 107 feet to a point; thence 54 degrees 36 minutes West 101.41 feet to a point; thence North 43 degrees 16 minutes West 154 feet to a point; thence North 72 degrees 42 minutes East 166.53 feet to the point of beginning.

Being the same property conveyed to Greta E. Severs and husband, Patrick Allen Severs, by Quitclaim Deed from Greta L. Eubanks (n/k/a Greta E. Severs) and Patrick A. Severs (a/k/a Patrick Allen Severs), dated 11-20-2012 and recorded 11-30-2012 in Instrument No. 20121130-0109895, Register's Office for Davidson County, Tennessee and being the same property previously conveyed to Greta L. Eubanks and Patrick A. Severs, as joint tenants with right of survivorship, by Quitclaim Deed (for the purpose of making a re-conveyance to establish a joint tenancy with right of survivorship) from Jenny Averhoff, Trustee, and in the same instrument conveyed to Jenny Averhoff, Trustee, from Greta L. Eubanks, dated 2/28/03 and recorded 3/5/03 in Instrument Number 20030305-0029000, and re-recorded 515103 in Instrument Number20030505-0059452; and the same property previously conveyed to Greta L. Eubanks, unmarried, by Warranty Deed from Ronald F. Campbell and Joy I. Campbell, husband and wife, dated 2/24/03 and recorded 2/27/03 in Instrument Number 20030227-0026266, Register's Office for Davidson County, Tennessee. Greta L. Eubanks and Patrick A. Severs having since married and Greta L. Eubanks is now known as Greta E. Severs. Patrick A. Severs and Patrick Allen Severs are one and the same person

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3729 Cedarwood Drive, Nashville, TN 37216.
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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2015.

Greta E. Severs

Patrick Allan Severs

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greta E. Severs and husband Patrick Allan Severs** 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 and official seal at Brentwood, Tennessee this 31st day of August, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066