BILL GARRETT, Davidson County
Trans:T20150082975 DEEDWARR
Recvd: 09/30/15 08:34 2 pgs
Fees:13.00 Taxes:1258.00

20150930-0099041

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 $340,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public
My commission expires: 10/16/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1508-38430

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Larry Anthony 1409 Calloway Court Nashville TN 37221	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO AVENUE, SUITE 100 SAN ANTONIO, TX 78216	155-08-0-C-118.00

[redacted]

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, **Fred Hibbert and wife, Theresa Hibbert**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Larry Anthony and wife, Patricia Anthony**, 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. 118, on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339, 340, 341, 342, 343, 344, 345, 346, and 347, as amended in Book 7900, Pages 888 and 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred Hibbert and wife, Theresa Hibbert by Special Warranty Deed from The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-3, dated June 10, 2003, recorded July 3, 2003, of record in Instrument No. 20030703-0092639, 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 1409 Calloway Court, Nashville, TN 37221.

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 _____ day of September, 2015.

Fred Hibbert

Theresa Hibbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Fred Hibbert and Theresa Hibbert**, 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 25th day of September, 2015.

State of Tennessee at Large

My Commission expires:

