RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Sandy Baland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne D. Boyd, Trustee and Richard J. Boyd, Trustee of the Anne D. Boyd Trust dated June 3, 1998 and as amended and restated January 19, 2010	Caliber Home Loans	041140a02700co
(NAME)	(NAME)	
9953 Gary Dr.	3701 Regent Blvd., Ste 180	
(ADDRESS)	(ADDRESS)	
Browns Valley, CA 95918-9640	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Katherine M. Swalboski, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne D. Boyd, Trustee and Richard J. Boyd, Trustee of the Anne D. Boyd Trust dated June 3, 1998 and as amended and restated January 19, 2010, HEREINAFTER CALLED THE GRANTEE, 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, State of Tennessee, described as follows, to-wit:

Being Lot 27, Fields of Brick Church as shown on plat of record in Instrument No. 20040604-0065967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Katherine M. Swalboski, unmarried from Vericrest Opportunity Loan Trust 2011-NPL2 by Special Warranty Deed dated February 14, 2012 of record in Instrument No. 20120409-0029511, Register's Office for Davidson County, Tennessee.

****This is NOT the principal residence of the Grantor named herein****

*****THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FIELDS OF BRICK CHURCH OF RECORD IN INSTRUMENT NO. 20040604-0065967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

Bill Garrett Davidson County
Batch# 37007 **DEEDWARR**
12/14/2017 10:36:08 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20171214-0127488

unimproved ☐

This is improved ☒ property, known as 1556 Brick Dr., Nashville, TN 37207

File No.: 2017-1293
GRE TN Warranty Deed

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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.

Witness my hand this 8th day of December, 2017.

Katherine M. Swalboski

STATE OF Washington

COUNTY OF King

On this 8th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katherine M. Swalboski**, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence~~)~~ to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8/8/2018

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Notary Public
State of Washington
P CARTER TAYLOR
My Appointment Expires Oct 8, 2018