| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF WILSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,500.00.**<br><br>Tanya M. Fitzgerald<br>*Affiant* 9/28/98<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/28/98.<br><br>Tammie Hayes<br>*Notary Public*<br><br>MY COMMISSION EXPIRES: April 1, 2002<br>(AFFIX SEAL) NOTARY PUBLIC AT LARGE WILSON CO. TENN. |

**THIS INSTRUMENT WAS PREPARED BY**
**Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tanya M. Fitzgerald | First Bank & Trust | 75-13 / 4 |
| 226 Jacksonian Drive | 1691 N. Mt. Juliet Road | |
| Hermitage, Tennessee 37076<br>(CITY) (STATE) (ZIP) | Mt. Juliet, Tennessee 37122<br>(CITY) (STATE) (ZIP) | |

**FOR AND 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, WE, **JANET ADAMSON SWIFT, AND HUSBAND TOMMIE LEE SWIFT JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANYA M. FITZGERALD, AN UNMARRIED PERSON** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Hermitage Hills, Section 2, Revised, , of record in Plat Book 2900, Page 112, Register's Office for said County.

Being the same property conveyed to Tommie Lee Swift, Jr. By deed from Howard Gannon, Jr. And wife Helen E. Gannon, of record in Book 4796, Page 42, Register's Office for Davidson county, Tennessee. The said Tommie Lee Swift, Jr. Having since conveyed his interests to Percy Wilkins Jr., Trustee, and Percy Wilkins Jr., Trustee, having further conveyed iterest to Tommie Lee Swift Jr.,, unmarried and Janet P. Adamson (now Janet Adamson Swift) as joint tenants with the right of survivorship by Quit Claim Deed of record in Book 4805, Page 287, said Register's Office. The said Tommie Lee Swift, Jr. Having since conveyed his interest in said property to Janet Adamson Swift by Deed of record in Book 8002, Page 184, Register's Ofice for Davidson County, Tennessee.

Tommie Lee Swift, Jr. Joins herein to convey any and all rights and interests he may have, if any.

This is the same description as previous deed of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 226 Jacksonian Drive, Hermitage, TN 37076

(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 GRANTEES, their heirs assigns forever; and we do 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 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/our hand(s) this 28th day of September, 1998.

Janet Adamson Swift
**Janet Adamson Swift**

Tommie Lee Swift Jr.
**Tommie Lee Swift Jr.**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Janet Adamson Swift, and husband Tommie Lee Swift Jr., the bargainor(s), 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 office, this 28th day of September, 1998

Commission expires: April 1, 2002

Louise N. Tynes
Notary Public

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0495143
IDENTIF. ↑ REFERENCE

98 OCT -2 AM 10:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8513 10/02 0101 03CHECK 312.55

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11138 PAGE 373

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 81500.00 |
| | | | | CON TX 301.55 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 312.55 |
| | | | | CHECK 312.55 |
| | | | 10/02/98 01 | 10:13 0001 8513 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0495143 IDENTIF. # REFERENCE

98 OCT -2 AM 10: 12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1353797