WARRANTY DEED

BOOK 11555 PAGE 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. 10/9/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WANDA F. NOKES
DAVIDSON COUNTY, TENN.
My Commission Expires 10-9-2001

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean S. Marr	Franklin American Mortgage Company	155-16-A136
(NAME)	(NAME)	
6013 Deerbrook Drive	501 Corporate Center Drive #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, Stephen M. Swan and wife Whitney B. Swan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean S. Marr and wife Mia K. Marr, 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:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Traceside Section Five of record in Plat Book 9700, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen M. Swan and wife, Whitney B. Swan by deed of record in Book 10616, Page 490, Register's Office for Davidson County, Tennessee. 594.93

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Stephen M. Swan and wife Whitney B. Swan by Terry DeSelms as Stephen M. Swan and wife Whitney B. Swan Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6013 Deerbrook Drive, Nashville, TN 37221

(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 and 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.

06066985
IDENTIF. & REFERENCE

99 JUL -2 AM 8:40
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 30th day of June, 1999.

Stephen M. Swan By: Whitney B. Swan
Attorney-In-Fact

Whitney B. Swan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6/30/99 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Stephen M. Swan and wife, Whitney B. Swan, and acknowledged that he executed the same as the free act and deed of the said Stephen M. Swan and wife Whitney B. Swan, through Power of Attorney granted him, by the said Stephen M. Swan and wife Whitney B. Swan.

Notary Public

Commission Expires: 5-26-2002

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Whitney B. Swan bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of June, 1999.

Commission expires: 5/26/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public inand for said County and State, Whitney B. Swan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney in Fact for Stephen M. Swan, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Stephen M. Swan, the bargainor, by the said Whitney B. Swan, as Attorney in Fact.

Witness my hand and official seal, on this 30th day of June, 1999.

Notary Public

My Commission Expires: 5-26-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11555 PAGE 3

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06069-85
IDENTIF. & REFERENCE

99 JUL -2 AM 8:41
BILL GARRETT
DAVIDSON CO. REGISTER
CUNTY, TN.

CAMT	
	238900.00
CON TX	883.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	894.93
CHECK	894.93

07/02/99 01 08:42 0001 7415

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485841