BOOK 11672 PAGE 108

WARRANTY DEED

ECRY-99-3796

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Sept 1999

Notary Public

MY COMMISSION EXPIRES: 5-03-01
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
216 Centerview Drive, Suite 139, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Budesa	**Robert J. Budesa**	MAP 75
(NAME)	(NAME)	
312 Bonnavue Drive	**312 Bonnavue Drive**	GROUP 05-0
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	**Hermitage, TN 37076**	PARCEL 3
(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, Thomas Alan Swartwood and wife Deborah Swartwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Budesa, an unmarried person

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:

Being Lot No. 686 on the Plan of Hermitage Hills Subdivision, Section 7, as of record in Plat Book 3300, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 686 fronts 78.63 feet on the northeasterly margin of Bonnavue Drive and runs back between lines measuring 184.6 feet on the northwesterly line and 175.12 feet on the southeasterly line to a dead line measuring 86.3 feet thereon.

Being the same property conveyed to Thomas Alan Swartwood by Quitclaim deed from Deborah Swartwood of record in Deed Book 11430, page 796, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3399, page 446 and Book 3404, page 165, Register's Office for said County.

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

Deborah Swartwood joins in this conveyance to convey any and all rights she may have in this property.

99SEP 23 AM 8:31
BILL BOYD REGISTER
DAVIDSON COUNTY, TN

063852

DEED REFERENCE

unimproved ( )
This is improved (X) property, known as 312 Bonnavue Drive, Hermitage, Tennessee 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 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.

Witness my hand this 21ST day of SEPT. 1999

Thomas Alan Swartwood

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
$10.80

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Alan Swartwood and wife Deborah Swartwood

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Davidson, Tennessee, this 21 day of September.

JEFF PARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires January 26, 2002

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 216 Centerview Drive, Suite 139, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11672 PAGE 110

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

063852

IDENTIF. & REFERENCE

99 SEP 23 AM 8:31

CHL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.60
CHECK	410.60

09/23/99 01 08:34 0001 1342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519281