Instr:200004070035320 Page: 1 OF 2
REC'D FOR REC 04/07/2000 2:26:46PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $362.23

WARRANTY DEED

ESTB-00-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Paul S. Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
181 E. Main Street, Suite 3, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #T-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
Paul S. Swafford	Suntrust Bank	MAP 64-16
(NAME)	(NAME)	
803 Bexhill Court North	201 Fourth Ave North/7th Floor	GROUP 16-C
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37219	PARCEL 42
(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, Joanne B. Smalling, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul S. Swafford, unmarried

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:

lx

BEING Lot No. 64 on the Plan of Section Two, Wembley Downs, Residential Planned Unit Development, as shown by plat of record in Plat Book 7900, page 363, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joanne B. Smalling, Unmarried by deed from Phillips Builders of record in Deed Book 9001, page 189, Register's Office for said County. *

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 8304, page 623, Amended in Book 8447, Page 633, and Supplemented in Book 8587 Page 268, and second Declaration in Book 8646, Page 529, and Third Supplement in Book 8797, Page 915, Register's Office for said County.

*The said Thomas W. Smalling having been appointed conservator, docket no. 99P-572, in the seventh circuit court of Davidson County, Tennessee and Order Approving sale filed in the seventh circuit court of Davdison County, Tennesse.

unimproved ( )
This is improved (X) property, known as 803 Bexhill Court North, 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 29th day of March, 2000

Joanne B. Smalling BY Thomas W. Smalling, CONSERVATOR
Joanne B. Smalling

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of March, 2000, before me personally appeared Thomas W. Smalling, Conservator, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanne B. Smalling, as her Conservator, and who acknowledged that he executed the same as the free act and deed of the said Joanne B. Smalling by virtue of an Order Appointing Conservator appearing in the Seventh Circuit Court of Davidson County, Tennesse, Docket Number 99P-572 .

Witness my hand and official seal at Hermitage, Tennessee, this 29th day of March, 2000.

My Commission Expires: 3/03/02

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 181 E. Main Street, Suite 3, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37129
- ☒ 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