WARRANTY DEED

This Deed to re-recorded to correct County Name.

Davidson County DEEDWARR
Recvd: 07/27/01 13:46 2pgs
Fees:12.00 Taxes:0.00

20010727-0079979

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

J. Raymond Swoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/14/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Raymond Swoner	J. Raymond Swoner	Map 108-4
(NAME) 2832 Blackwood Drive	(NAME)	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Parcel 23
(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,
Timothy W. Burgess and Wife, Candy N. Burgess, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
J. Raymond Swoner and Wife, Nina R. Swoner, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 367 on the Plan of Larchwood, Section Seven, as of record in Plat Book 6900, Page 274, Register's Office for ~~Wilson~~ Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said lot was subsequently replatted and appears as Lot 367, Section One, Villages of Larchwood, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy W. Burgess and Wife, Candy N. Burgess by deed from Frank Batson Homes, Inc of record in Deed Book 9032, page 440, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 8067, Page 792 and Restrictions – Section 7 in Book 7216, Page 574, Register's Office of said County

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

BK 865 PG 267

unimproved ☐

This is improved ☒ property, known as 2832 Blackwood Drive, Nashville, TN 37214
(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/our hand(s) this 20th day of July, 2001.

Timothy W. Burgess

Timothy W. Burgess

Candy N. Burgess

Candy N. Burgess

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Burgess and Wife, Candy N. Burgess the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/20/2001

My Commission Expire: 10/14/2001

Jill Mapp

File Number2106345
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

State of Tennessee, County of WILSON
Received for record the 23 day of
JULY 2001 at 8:00 AM. (RECH 117792)
Recorded in official records
Book 865 Pages 267- 268
State Tax $ 444.00 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 457.00,
Register of Deeds JOHN B SPICKARD
Deputy Register BRENDA WHITE