Davidson County DEEDWARR
Recvd: 11/07/01 10:22 2pgs
Fees:13.00 Taxes:758.50

20011107-0122161

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00.**

Jan Wilson Hackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE OCTOBER 31, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/15/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Wilson Hackett	Owner	Map 86-04-B Parcel 019CO
5033 Sunset Way		
Hermitage, Tennessee 37076		
(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, **JAMES SWARD, AND WIFE, STACY SWARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAN WILSON HACKETT, 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:

BEING Lot No. 116 on the Plan of Sunset Oaks, Section One, of record in Plat Book 7900, Page 600, corrected in Book 9092, Page 376 and Book 9108, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James Sward and wife, Stacy Sward by deed from David Vaughn, III and wife, Brandie Nichole Brown Vaughn of record in Instrument No. 20010521-0052351, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to By-Laws of record in Book 9082, Page 589, said Register's Office.
Charter of Sunset Oaks Homeowner's Association, Inc., of record in Instrument No. 199912070300671, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 5033 Sunset Way, 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 October 31, 2001.

James Sward

Stacy Sward

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 James Sward, and wife, Stacy Sward, 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 October 31, 2001

Commission expires: [illegible]

Notary Public