RECEIVED (1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

JUN 17 2004

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: My commission expires January 23, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/25/04 15:24 2pgs
Fees:13.00 Taxes:475.82
20040625-0075932

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Rohrbach	Countrywide Home Loans	
(NAME)	(NAME)	
275 Cathy Jo Dr.	2021 N. Gallatin Rd., Ste 292	133-12-141
(ADDRESS)	(ADDRESS)	
Nashville, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041109

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Dail L. Swaffard and wife, Amanda E. Swaffard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wade E. Rohrbach and wife, Rebekah Rohrbach**, hereinafter called the GRANTEE, **his/her** 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. 94 on the Plan of Valley View Meadows, Section 3, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 75.0 feet on the easterly side of Cathy Jo Drive and runs back 133.28 feet on the northerly line and 138.0 feet on the southerly line to a dead line on which it measures 90.88 feet.

Being the same property conveyed to Dail L. Swafford and wife, Amanda E. Swafford by deed from Randal Phillips Builders, Inc., of record in Book 4106, Page 911, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 275 Cathy Jo Dr., Nashville, TN 37211

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of June, 2004.

Dail L. Swaffard

Amanda E. Swaffard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dail L. Swaffard and Amanda E. Swaffard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dail L. Swaffard and Amanda E. Swaffard executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of June, 2004.

Commission expires:

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007