WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,510.40**

Michael G. Hoskins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2004.

Rachel Dallas
Notary Public

MY COMMISSION EXPIRES: 3-19-06
(AFFIX SEAL)

RACHEL DALLAS NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 03-19-2006 RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/05/04 13:27 2pgs
Fees:13.00 Taxes:486.59

20040805-0094301

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hoskins	Michael Hoskins	135-12-0-B-001.00 CO
(NAME)	(NAME)	
2162 Nashboro Blvd.	2162 Nashboro Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Janeen Lynn Swett, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Hoskins, and wife Jennifer B. Hoskins**, 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 and Unit No. 1 on the Plan of Nashboro Village, Tract No. 7, a Planned Unit Development, as of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janeen Lynn Swett, unmarried, by deed from NVR, Inc. dated October 31, 2002 and filed for record at Instrument No. 20021105-0135777, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. Any and all matters as shown on the plan of record in Plat Book 11700, pages 49-50, Register's Office for Davidson County, Tennessee.
3. Declaration of Conditions, Covenants and Restrictions as of record in Book 11703, page 518; Book 4827, page 14; Book 11703, page 520; Book 11703, page 560 and Instrument No. 20010322-0027768, said Register's Office.
4. Fairway Pointe Homeowners Association Charter as of record in Book 11703, page 518, said Register's Office.
5. Sewer Easement as of record in Book 8870, page 887 and Plat Book 4660, page 156, said Register's Office.
6. Easements as of record in Book 4868, page 74; Book 8870, page 932; Book 10110, page 854, and Book 4815, page 425, said Register's Office.
7. Cart Path Easement as of record in Book 10110, page 860, said Register's Office.
8. Right of Way Dedication as of record in Book 4460, page 149, said Register's Office.
9. Judgment of Declaration for Taking for J. Percy Priest Dam as of record in Book 4254, page 410; Plat Book 4660, page 156 and Plat Book 4860, page 74, said Register's Office.
10. Conveyance of Common Areas as of record at Instrument No. 20001010-0100360, said Register's Office.
11. Cable Television Easement as of record at Instrument No. 20001012-0101575, said Register's Office.
12. Overhead Line Easement as of record in Book 4815, page 425, said Register's Office.
13. Storm Water Detention Agreement as of record at Instrument No. 20010314-0024179, said Register's Office.
14. PUD boundary plat as of record at Instrument No. 20020710-0083054, said Register's Office.
15. Subject to Agreement contained in License to Use Fitness Center and Swimming Pool as of record at Instrument No. 20020507-0056329, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2162 Nashboro Blvd., Nashville, TN 37217

(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 20th day of July, 2004.

Janeen Lynn Swett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Janeen Lynn Swett, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2004.

Commission expires: 3-19-06

Notary Public

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN