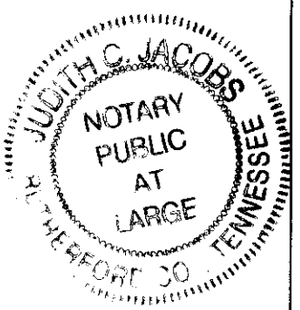
WARRANTY DEED

53 2 23
13 2



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Kristen J Swaner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Swaner	Southeastern Financial, Inc	150-0-20/036.00
(NAME)	(NAME)	
594 Moss Landing	3343 Perimeter Hill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37211	
(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, **Georgia Ray Bratten, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Swaner and husband James Swaner,** 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Edge-O-Lake section 18 of record in Plat Book 4675, page 84 Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Georgia Ray Bratten by Quitclaim Deed from Brenda J. Fisher, Trustee, dated January 20th, 1994 and filed for record in Book 9256, page 139 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 4675, page 84 Register's Office of Davidson County, Tennessee.
This Conveyance is subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 594 Moss Landing, Antioch, TN 37013

(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 30th day of December, 2004.

Georgia Ray Bratten

Georgia Ray Bratten

Davidson County DEEDWARR
Recvd: 01/03/05 13:28 2 pgs
Fees:13.00 Taxes:528.73

20050103-0000578

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 Georgia Ray Bratten the bargainor (s), 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 30th day of December, 2004.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

