File #05-7562

File #200580040

Davidson County DEEDWARR
Recvd: 03/08/05 15:06 2 pgs
Fees:13.00 Taxes:512.45

20050308-0025731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00.

Thomas Swann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2005.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Swann, married	Same as Property Address	Map: 018-07-0-091.00
(NAME) 504 Mystic Hill Drive	(NAME)	Parcel:
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **THERESA M. HEWITT, NOW KNOWN AS THERESA M. HEWITT PENNINGTON, MARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **THOMAS SWANN, MARRIED**, 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 all of Lot No. 27, on the Final Plat of Section One, Charleston Square Subdivision, as shown by plat appearing of record in Plat Book 4860, Pages 37 and 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Glen Daniel Hewitt and wife, Theresa M. Hewitt, as tenants by the entirety, by Warranty Deed dated June 22, 1978 of record in Book 5303, Page 313, and being the same property further conveyed to Theresa M. Hewitt by Quitclaim Deed dated August 4, 1989 of record in Book 7913, Page 277, Register's Office for Davidson County, Tennessee.

Spouse of Theresa M. Hewitt Pennington has never resided at subject property.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4932, Page 13 and Book 5036, Page 898; all matters shown on plat of record in Plat Book 4860, Page 37 and 38; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 504 Mystic Hill Drive, Goodlettsville, TN 37072
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 4th day of March, 2005.

Theresa M. Pennington

Theresa M. Pennington

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Theresa M. ~~Hewitt~~ Pennington who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of March, 2005.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-08

(SEAL)

Mail After Recording To:

Commonwealth Title Agency of Nashville, Inc.
333 Gallatin Road South
Madison, Tennessee 37115