WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/05 09:36 2 pgs
Fees:13.00 Taxes:388.13
20050907-0107159

ROGER SPROUL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Debose	GMAC Mortgage Corp.	149-3-154
(NAME)	(NAME)	
2602 Lakevilla Drive	1801 West End Avenue, Ste. 710	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37203	
(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, David D. Swearingen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Debose and wife, Twilah K. Debose, 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. 25-B, on the Plan of Addition to Edge-O-Lake Estates, of record in Plat Book 8250, Page 692, amending Plat Book 6250, Page 391, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David D. Swearingen, by deed of record in Instrument No. 20050503-0049394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2602 Lakevilla Drive, 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.

This instrument is executed on behalf of David D. Swearingen by Carolyn S. Swearingen as Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument 20050907-0107158, Book _____, Page _____, in the Register's Office for _____ County, Tennessee.

AUG-25-2005 17:32 ADVANTAGE TITLE 615 777 2015 P.01/02

Witness our hands this 25th day of August, 2005.

David D Swearingen
by Carolyn S Swearingen
Atty in Fact.

David D. Swearingen

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 David D. Swearingen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2005.

Commission expires: 5/30/07

KRYSTN T. HEDGES
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
MAY 30, 2007

Notary Public

State of Tennessee

County of Davidson

On this 25th day of August, 2005, before me personally appeared Carolyn S. Swearingen, the person who executed the foregoing instrument on behalf of David D. Swearingen, and acknowledged that she executed the same as the free act and deed of the said David D. Swearingen granted her, by the said David D. Swearingen.

Commission Expires: 5/30/2007

KRYSTN T. HEDGES
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public