File No. 250701335

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~September 22, 2007~~ 6-22-09
(AFFIX SEAL)

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 12/01/05 10:12 2 pgs
Fees:13.00 Taxes:362.60
20051201-0144316

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney -Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Wyatt Morley	Franklin American Mortgage Company	Map 133-07-0
(NAME)	(NAME)	
3320 Dumas Drive	501 Corporate Centre Drive, Ste 400	Parcel 164.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, Tennessee 37067	
(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, we, **Carol S. Swindon and husband, John E. Swindon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron J. Welsh, an unmarried man, Catherine Wyatt-Morley, unmarried as tenants in common with expressed rights of survivorship,** 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. 160, on the Plan of Glencoe Acres, Section II, as shown by plat appearing of record in Plat Book 1835, Page 136, 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 Carol S. Swindon and husband, John E. Swindon by Warranty Deed dated December 4, 1996 of record in Book 10287, Page 466, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 1835, Page 136; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 3320 Dumas 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 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/our hand(s) this 29th day of November, 2005.

Carol S. Swindon

Carol S. Swindon

John E. Swindon

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carol S. Swindon and John E. Swindon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of November, 2005.

Commission expires: ~~September 22, 2007~~ 6-22-09

~~Julia A Hirt~~ Linda V. Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: [redacted]1335

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122