WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VICKI COSTLEY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/28/06

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter W. Swauger	F & M Bank	
(NAME)	(NAME)	151-01-A-141.00
3204 Newington Cove,	322 Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053189

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, **I, Willie Rigsby**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peter W. Swauger and Janice M. Truszkowski**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3204 Newington Cove, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of November, 2005.

Davidson County DEEDWARR
Recvd: 12/05/05 11:28 2 pg
Fees:13.00 Taxes:451.40
20051205-0145754

Willie Rigsby
Willie Rigsby

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Willie Rigsby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Willie Rigsby executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 7th day of November, 2005.

Commission expires:

Notary Public

VICKI COSTLEY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/28/06

File No.: 20053189

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, page 444-447, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Willie Rigsby by Warranty Deed from Darla J. George, dated February 28, 1995 and filed of record in Book 9614, Page 444, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed to Willie Rigsby by Brenda Rigsby, appearing of record in Book 20051021-0127030, and Book 20051031-0130759, Register's Office aforesaid.

RESTRICTIONS:
Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions appearing of record in Book 7358, page 656, Book 7358, page 792, Book 7599, page 812, Book 8667, page 381, and the By-Laws appended thereto, of record in Book 8679, Page 446, said Register's Office, to all matters as set forth per Book 6900, Page 444-447, Register's Office for said County, the Charter of the Homeowner's Association of record in Book 7597, page 977, Register's Office for said County, and to the rights of others in and to the common elements and/or areas as set out in Book 7683, page 718, Register's Office aforesaid.

Property commonly known as 3204 Newington Cove, Anthoch, TN 37013.