Davidson County DEEDWARR
Recvd: 03/08/06 11:13 1 pgs
Fees:13.00 Taxes:94.46

20060308-0026902

WARRANTY DEED

HOLT-H06066

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,530.00

Shannon Holt
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF March, 2006.

Allison Egan
Notary Public

(Affix Seal)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shannon Holt	Shannon Holt	52-16-A-88
1301 Neelys Bend Road, Unit K-88	108 S 17th Street	
Madison, TN 37115	Nashville, TN 37206	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CRYSTAL BUTLER SWAGLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHANNON HOLT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Apartment Unit No. K-88, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Crystal Butler Swagler by Warranty Deed from SB Properties, as filed of record at Instrument No. 20030114-0005809, said Register's Office.

( ) unimproved
This is (X) improved property known as 1301 Neelys Bend Road, Unit K-88, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 6th day of March, 2006 :

Crystal Butler Swagler

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Allison Egan, a Notary Public in and for said County and State, the within named CRYSTAL BUTLER SWAGLER, 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 Hendersonville, Tennessee, this 6th day of March, 2006.

Allison Egan
Notary Public

My Commission Expires: 09/08/07

My Commission Expires: _____

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.