Davidson County DEEDWARR
Recvd: 07/21/06 12:35 2 pgs
Fees:13.00 Taxes:592.00

20060721-0088219

Prepared by: Real Estate Title Servces
4741 Trousdale Dr.,Ste. 4, Nashville, TN 37220

ADDRESS OF NEW OWNERS
Ron P. Schwery
1929 Welsenboro Circle
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

Map 0860 80 107.00

WARRANTY DEED

FOR AND IN CONSIDERATIONOF 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:

TIMOTHY L. BETTS and SCOTT ANDERSON, each an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO

RON PHILIP SCHWERY, unmarried

HEREINAFTER REFERRED TO AS "GRANTEE (S)", THEIR HEIRS AND ASSIGNS, CERTAIN DESCRIBED REAL ESTATE LYING AND BEING IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

BEING Lot No. 349 on the Plan of Planned Unit Development of Phase 1, Camden Woods, of record in Plat Book 6900, Pages 697-698, 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 Timothy L. Betts and Scott Anderson, each an unmarried man, joint tenants with right of survivorship, by Warranty Deed from AmSouth Bank, dated March 18, 2004, recorded March 22, 2004 at Instrument Number 20040322-0032389, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1929 Welsenboro Circle, Hermitage, Tennessee, 37076.

This conveyance is subject to any and all existing restrictions and easements of record. This is the same description as in previous deed of record.

SUBJECT TO: Easements, building setback lines and certain restrictions as shown on Plat of Planned Unit Development of Phase 1, Camden Woods, recorded in Plat Book 6900, Pages 697-698, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Restrictive Covenants of record in Book 7620, Page 561, amended in Book 7620, page 583, Book 7657, page 580, Book 7675, Page 926, Book 9231, page 737, Register's Office for Davidson County, Tennessee.

SUBJECT TO: By-Laws of Camden Woods Homeowner's Association, Inc. of record in Book 7783, page 585, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Deed conveying the common area to Camden Woods Homeowner's Association, Inc. of record in Book 7783, page 585, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Any governmental zoning and subdivision ordinances or regulations in effect thereon. But excluding any covenant, condition or restriction that would violate Title 42 USC 3604.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for the year of 2006 are to be prorated between the Grantor(s) and the Grantee(s) of even date herewith.

WITNESS OUR HAND (S) THIS 20th day of July, 2006

Timothy L. Betts, unmarried

Scott Anderson, unmarried

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the above State and County, the within named Timothy L. Betts, **an unmarried man and Scott Anderson, an unmarried man** the bargainor(s), with whom I am personally acquainted or have provided proof as to their identify, and who acknowledged that THEY executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, this 20th day of July, 2006

Notary Public

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

I or We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the actual consideration or value of the property transferred, would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2006.

NOTARY PUBLIC

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009