Return to:
Bridgehouse Title, LLC
1602 W. Northfield Boulevard
Suite 500
Murfreesboro, TN 37129

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
**2007040108**

Davidson County DEEDWARR
Recvd: 05/08/07 14:58 2 pgs
Fees:13.00 Taxes:468.05
20070508-0055357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$126,500.00**

Sworn to and subscribed before me this 2nd day of May, 2007.

Affiant

Notary Public

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

My Commission Expires: 11/24/08

Address of New Owner:

David M. Swartout
4019 Edwards Avenue
Nashville, TN 37216

Send Tax Bills to:

Coldwell Banker Mortgage
3000 Leadenhall Road
Mt. Laurel, NJ 08054

Map-Parcel Numbers:

061-100240.00

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve Sloan d/b/a Stephen Builders**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Swartout, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Lot No. 3 on the Plan of the Resubdivision of Lots 147 & 148, Maplewood Heights Subdivision,** of record in Instrument No. 20060906-0110044, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Said plan prepared by Tommy E. Walker, RLS# 1465, P. O. Box 495, Ridgetop, TN 37152.

Being part of the same property conveyed to Steve Sloan d/b/a Stephen Builders, by deed from Bobby Huffine, of record in Instrument No. 20060926-0118988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20060906-0110044, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **4019 Edwards Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of May, 2007.

Steve Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Steve Sloan,** the within named bargainor, 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 purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY