Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/26/07 10:28 2 pgs
Fees:13.00 Taxes:498.02
20070626-0076110

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $134,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of April, 2007.

Notary Public
Commission Exp: 3-27-11

ADDRESS NEW OWNERS:
Nita F. Velo
1109 Woburn Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map 149-02-0A
Parcel 041.00 CO

WARRANTY DEED

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, I/WE Jonathan Swift and wife, Naomi Swift GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nita F. Velo, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Being Lot Number 41 on the plan of Phase 1, Piccadilly Square, a Planned Unit Developement, of record in Plat Book 5200, Page 720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Jonathan Swift and Naomi Swift, by Special Warranty Deed, from Federal Home Loan Mortgage Corporation, of record in Instrument # 20030312-0033154, Register's Office for Davidson County, Tennessee, dated February 13, 2003, and recorded March 12, 2003. Chain of Title in Instrument #20020606-0068911, #20010814-0087650, Book 11177, Page393, and Book 8118, Page 735.

This is improved property known as 1109 Woburn Way, Antioch, Tennessee, 37013.
Map and Parcel # 149-02-0A-041.00 CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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.

NRS

Witness my/our hand(s) this 18 day of ~~April,~~ May (11) 2007.

Jonathan Swift

Naomi Swift

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Swift and wife, Naomi Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of ~~April,~~ May 2007.

Notary Public

Commission Expires: 3-27-11

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NRS