File No. 270600481

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/29/07 14:52 2 pgs
Fees:13.00 Taxes:407.00
20070629-0078107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Swartz	Donald Swartz	044-11-0-159.00
(NAME)	(NAME)	
PO Box 291343	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack Jones, Married and Wife Kateena Jones

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Swartz and wife, Terry Keller Swartz,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 12, Section "A" on the Plan of Village of Old Hickory, as shown by plat of record in Plat Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack Jones, Married by Substituted Trustee's Deed from The Bank of New Your, as successor in interest to JPMorgan Chase Bank, National Association as Trustee for the MLMI SURF Trust Series 2005-BC4 of record in Instrument Number 20070409-0041632, Register's Office for said County.

Kateena Jones joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 502 Jones Street, Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 hands this 25th day of June, 2007.

Jack Jones

Kateena Jones by JACK JONES AS HER ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jack Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2007.

Commission expires: April 7 2009

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jack Jones, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book X, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Kateena Jones (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 6/25/2007.

My Commission Expires:.

April 7 2009

, Notary Public.

X 20070629-0078106

File Number: 270600481

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.