CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County DEEDWARR
Recvd: 09/06/07 08:58 3 pgs
Fees:18.00 Taxes:621.60
20070906-0106815

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jerry A. Kennon, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: _____

WARRANTY DEED

STATE OF ~~TENNESSEE~~ IL
COUNTY OF WILL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Official Seal
Shaun Castro
Notary Public, State of Illinois
My Commission Expires 11/01/2009

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick W. Swayze	Countrywide Home Loans	**173090A07500CO**
(NAME)	(NAME)	
169 Golf Crest Drive	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Acworth, GA 30101	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Harry G. Klinkhamer ,married and ~~Monica~~ Monika M. Sauer ,married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fredrick W. Swayze, husband and wife, and Sharon G. Swayze

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 229, on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-00006163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry G. Klinkhamer, married, Monika M Sauer, married by deed from NVR, Inc. a Virginia Corporation T/A Ryan Homes of record in Instrument 200405170057648 on 05/14/2004 and filed for record on 05/17/2004, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **7732 Porter House Drive, Nashville, TN 37211**
(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 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, 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 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.

Witness our hands this **31st** day of **August, 2007.**

Harry G. Klinkhamer

~~Monica~~ Monika M. Sauer

STATE OF ~~TENNESSEE~~ IL
COUNTY OF WILL

Personally appeared before me, a Notary Public of said County and State, **Harry G. Klinkhamer and Monika M. Sauer**

the within named Seller(s) 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, at office, this **August 31, 2007**

Notary Public

Official Seal
Shaun Castro
Notary Public State of Illinois
My Commission Expires 11/01/2009