Davidson County DEEDWARR
Recvd: 11/13/07 09:54 2 pgs
Fees:13.00 Taxes:536.50

20071113-0132785

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12 DAY OF October, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bennie H. Swett, Sr. 1584 Emerald Bay Blvd Whites Creek, TN	New Owner	Map 49.12, Group A, Parcel 23

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, we,

Katie Hancock and husband, Michael Hancock

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bennie H. Swett, Sr., unmarried

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 NO. 23 ON THE PLAN OF PRESTWICK PLACE, OF RECORD IN INSTRUMENT NO. 20040723-0088164, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATIE HANCOCK AND HUSBAND, MICHAEL HANCOCK BY DEED FROM RICKY EARPS, DATED MARCH 31, 2006, AND OF RECORD IN INSTRUMENT NUMBER 20060403-0037230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20040723-0088164, Register's Office for Davidson County, Tennessee.
2) Property is subject to Prestwick Place, a Planned Unit Development, Charter of record in Instrument Number 20040831-0104875, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20040831-0104880, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20040831-0104880, Register's Office for Davidson County, Tennessee.
4) 2008 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1584 Emerald Bay Blvd., Whites Creek, TN 37189**
(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 hand(s) this 12th day of October, 2007.

Katie Hancock

Michael Hancock

STATE OF Tennessee
COUNTY OF KNOX

Personally appeared before me, Katie Hancock and husband, Michael Hancock, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of October, 2007.

NOTARY/PUBLIC

My Commission Expires:

1-3-2010

JOEY CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076