Davidson County DEEDWARR
Recvd: 03/06/08 09:41 2 pgs
Fees:13.00 Taxes:499.13
20080306-0022514

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Sheri Hebert
2703 Nodyne Drive
Nashville, TN 37214

SEND TAX BILL TO:
Lender

MAP 095
GROUP 16-0
PARCEL 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **William Raymond Swoner,** has this day bargained and sold, and does hereby transfer and convey unto **Sheri L. Hebert, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 56, on the Plan of Perry Heights, as shown on plat of record in Plat Book 2900, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Raymond Swoner in Instrument 20071116-0134424 recorded 11/16/2007 and Instrument No. 20071116-0134529 recorded 11/16/2007, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 18, and restrictions in Book 2928, page 445, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Wilson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the February 22nd, 2008.

William Raymond Swoner

William Raymond Swoner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William Raymond Swoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of February, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is ~~$134,000.00~~ $134,900.00.

Tammy Sexton

AFFIANT

Subscribed and sworn to before me this the 22nd day of February, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: