WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/08 13:50 2 pgs
Fees:13.00 Taxes:1202.50

20080724-0075994

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Suzanne Davis	USAA Federal Savings Bank	Map 160-10
(NAME)	(NAME)	
844 Forest Hills Drive	P. O. Box 205	Parcel 21
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Waterloo, IA 50704-0205	
(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, **MACK D. SWEENEY JR. AND WIFE, DIANA LOU SWEENEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE SUZANNE DAVIS AND KEVIN WAYNE MONROE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 166 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36-38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mack D. Sweeney, Jr. and wife, Natalee P. Sweeney, by deed from R. C. Adams of record in Book 4767, page 641, said Register's Office. Natalee P. Sweeney has since died. Mack D. Sweeney, Jr. has since re-married. Diana Lou Sweeney joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 4460, pages 36-38, said Register's Office; (c) easement of record in Book 8389, page 614, said Register's Office; and (d) restrictive covenants of record in Book 4537, page 496, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 844 Forest Hills Drive, Nashville, Tennessee 37220
(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 23RD day of July, 2008.

Mack D. Sweeney Jr.

Diana Lou Sweeney

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mack D. Sweeney Jr. and Diana Lou Sweeney, the bargainor, with whom I am personally acquainted or 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 and official seal at Smyrna, Tennessee this 23rd day of July, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public