File No. 280900976

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/08 10:21 2 pg
Fees:13.00 Taxes:420.62
20081006-0101198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,680.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11.22.08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KIM GILLESPIE

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company Custodian FBO Brian K. Mullins IRA	Equity Trust Company Custodian FBO Brian K. Mullins IRA	026 07 0 107.00
(NAME) 103 Brenton Court	(NAME) 103 Brenton Court	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Sandra L Swift, an unmarried woman**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Company Custodian FBO Brian K. Mullins IRA**, 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. 185, Windsor Green, Phase II, Section I, as of record in Plat Book 6250, Page 988 and Page 989 and corrected in Book 7205, Page 890, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sandra L. Swift by Warranty Deed from Keith C. Barger, a single person, of record in Book 8407, Page 592 on 07/01/1991 and filed for record on 07/29/1991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters: all matters as set forth per Plat Book 6250, Page 988 and Page 989; Book 7205, Page 890; Covenants, Conditions and Restrictions as set forth in Book 6406, Page 929; Charter of Homeowner's Association as shown of record in Book 8192, Page 65 and Book 6396, Page 542; Easement(s) as shown of record in Book 7410, Page 996, all of Register's Office for Davidson County, Tennessee.

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 103 Brenton Court, Goodlettsville, TN 37072
(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 my/our hands this 3rd day of October, 2008.

Sandra L Swift

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sandra L Swift 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 3rd day of October, 2008.

Commission expires: 11-7-11

Notary Public



File Number: 280900976

RETURN TO:

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100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075