Davidson County DEEDWARR
Recvd: 10/16/08 12:46 2 pg
Fees:13.00 Taxes:627.15

20081016-0104207

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

After Recording Return to:
Sterling Title Services
215 Ward Circle
#101
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,500.00

Affiant

Subscribed and sworn to before me,

This 7th day of OCTOBER, 2008.

ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: NOV. 14, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Cory R. Stone 809 Lawrence Street Old Hickory, Tennessee 37138	NEW Owner	44-15-0-155.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald R. Swartz and wife, Terry Keller Swartz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cory R. Stone**, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Village of Old Hickory, Section A, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald R. Swartz and wife, Terry Keller Swartz by Deed from Christine C. Keelins, of record in Instrument No. 20071003-0117752, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2008 County Taxes have been prorated between parties and will be paid by Grantee, all subsequent years a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: 809 Lawrence Street Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of OCTOBER, 2008.

By: _____
Donald R. Swartz

By: _____
Terry Keller Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Anne D. Welton, a Notary Public in and for said County and State, the within named Donald R. Swartz and wife, Terry Keller Swartz, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 7th day of October, 2008.

_____
NOTARY PUBLIC

My Commission Expires: November 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY