File No. 290100226

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoyt B. Wilder IV	New Owner	147-05-0-211.00
(NAME)	(NAME)	
331 Blackman Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher C. Swope and wife, Allison C. Swope**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Hoyt B. Wilder, IV and Ginger R. Northcutt, as tenants in common with right of survivorship**, hereinafter called the grantee(s), 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.81, Section One, Caldwell Country Estates, as of record in Plat Book 2663, Pages 68-69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher C. Swope and wife, Allison C. Cody, by Warranty Deed from David Scott Smith and Kimberly Z. Smith, husband and wife, dated August 27, 2004, recorded September 3, 2004 in Instrument Number 20040903-0107116, Register's Office for Davidson County, Tennessee. The said Allison C. Cody is now known as Allison C. Swope.

Davidson County Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 2663, Pages 68-69, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 2802, Page 369, 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 331 Blackman Road, Nashville, TN 37211
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 02/02/09 14:38 2 pgs
Fees:13.00 Taxes:814.00
20090202-0008775

Witness my/our hands this 28th day of January, 2009.

Christopher C Swope by Pam Simmons attorney in fact

Christopher C. Swope

Allison C. Swope by Pam Simmons attorney in fact

Allison C. Swope

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Pam Simmons, with whom I am personally acquainted and who proved herself to be the attorney in fact of Christopher C. Swope and Allison C. Swope and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of January, 2009.

Commission expires: 11-21-12

Tonja Barron

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 290100226

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212