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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090034003 DEEDWARR
Recvd: 05/22/09 10:57 2 pgs
Fees:13.00 Taxes:1184.00

20090522-0047362

HEATHER M. SIMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00
Catherine Ragsdale
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF MAY, 2009.
Heather M Sims
Notary Public
MY COMMISSION EXPIRES: 02/20/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Breedlove and Susan Breedlove	Franklin American Mtg	171080C02500C0
(NAME) 108 Portsmouth Cove	(NAME) 501 Corporate Center Dr	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(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/WE, **Edward L. Sweeny and Renee Sweeny**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad Breedlove and Susan Breedlove**, husband and wife, 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. 25, on the Plan of Williamsburg at Brentwood, Section Two, as shown on plat of record in Plat Book 9700, Page 692, 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 from Stephen H. Harris and wife, Pamela L. Harris to Edward L. Sweeny and wife, Renee Sweeny by Warranty Deed dated January 10, 2007 and recorded January 16, 2007 in Instrument No. 20070116-0005701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Portsmouth Cove, Brentwood, TN 37027

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, has 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 12th day of May, 2009.

Edward L. Sweeny

Renee Sweeny by Edward L. Sweeny her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Edward L. Sweeny** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of May, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 1st day of May, 2009, before me personally appeared Edward L. Sweeny, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Renee Sweeny, and who acknowledged that she executed the same as the free act and deed of the said Renee Sweeny, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book *, page _____, said Register's Office.

*20090522-0047361

Witness my hand and official seal, this 12th day of May, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON