WARRANTY DEED

Return To:
Foundation Title & Escrow
30 Burton Hills Blvd
Ste 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Clayton Altom and Jill Altom	Bank of America	090-16-0145.00
(NAME)	(NAME)	
519 River Rouge Drive	P.O. Box 1675	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Coraopolis, PA, 15108	
(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, **Seth Swihart and wife, Miriam Swihart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clayton Altom and wife, Jill Altom**, 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 327, Charlotte Park, Section Eleven, as shown on plat of record in Plat Book 2900, Page 79-80, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Seth Swihart and Miriam Swihart, by Warranty Deed from William A. Adcock and Christine W. Donahoo now Adcock, husband and wife, dated December 17th, 2004 and recorded in Instrument No. 20041228-0153307, 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 519 River Rouge Drive, Nashville, TN 37209

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.

BILL GARRETT, Davidson County
Trans: T20090075521 DEEDWARR
Recvd: 11/05/09 10:58 2 pgs
Fees: 13.00 Taxes: 576.83

20091105-0102352

Witness our hands this 9th day of October, 2009.

Seth Swihart

Miriam Swihart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Seth Swihart and Miriam Swihart**, 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 9th day of October, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON