File No. 210010296

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Swaggerty	Suntrust Mortgage, Inc.	MAP 10704002900
(NAME)	(NAME)	
551 Lockwood Drive	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, **I, Property Acquisitions, Inc.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Swaggerty, a married woman and Leah E. McGraw, a single woman, tenants in common with the rights of survivorship**, hereinafter called the grantee(s), 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 all of Lot No. 46, on the Plan of Larkwood, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Property Acquisitions, Inc., a Tennessee Corporation, by deed from David A. Brown and Michael G. Mosher, both unmarried, of record in Instrument 20091020-0096827, dated October 16, 2009 and filed for record on October 20, 2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 144, said Register's Office.

Restrictions of record in Book 3186, Page 181, as amended in Book 4916, Page 681 thru 755, and Book 7891, Page 521 thru 567, said Register's Office.

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 551 Lockwood Drive, Nashville, TN 37214
(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), THEIR 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), 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:T20100012203 DEEDWARR
Recvd: 03/02/10 10:45 2 pgs
Fees:13.00 Taxes:488.03

20100302-0015820

Witness our hands this 26th day of February, 2010.

Property Acquisitions, Inc.

By: _____
Kristina Michelle Baker, Secretary

Attest: _____

STATE OF

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristina Michelle Baker with whom I am personally acquainted and who proved himself/herself to be the Secretary of Property Acquisitions, Inc., a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 26th day of February, 2010.

Commission expires: 9.2.2013

_____
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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