This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

BILL GARRETT, Davidson County
Trans: T20100042948 DEEDWARR
Recvd: 07/13/10 14:24 2 pgs
Fees:13.00 Taxes:399.60
20100713-0054994

Subscribed and sworn to before me, this 28th day of June, 2010.

Notary Public

My Commission Expires: 12/28/13

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Shawna Barrington	Donald R. Swartz	044-15-0-07500
1004 Bryan Street	P.O. Box 291343	
Old Hickory, TN 37138	Nashville, TN 37229	

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, **Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Shawna Barrington,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125, Section "D", Village of Old Hickory, as of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mocha Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz by deed from Donald R. Swartz and wife, Terry Keller Swartz, dated February 15, 2005 of record in Instrument No. 20050225-0020771, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Book 1424, Page 65 and as corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1004 Bryan Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of June, 2010.

Donald R. Swartz

Terry Keller Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Donald R. Swartz** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 28th day of June, 2010.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Donald R. Swartz, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the Power of Attorney executed by Terry Keller Swartz, of record in Instrument No. 20100617-0047195, Register's Office for Davidson County, Tennessee, and who executed the foregoing instrument on behalf of Terry Keller Swartz and who acknowledged the execution of the same by his free act and deed on behalf of said Terry Keller Swartz

Witness my hand at Brentwood, TN, this 28th day of June 2010.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.