WARRANTY DEED **16462**

BILL GARRETT, Davidson County
Trans:T20100064192 DEEDWARR
Recvd: 10/11/10 08:27 2 pgs
Fees:13.00 Taxes:454.73
20101011-0081179

STATE OF **TENNESSEE**
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH** DAY OF AUGUST, 2010

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

PATRICIA G. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires 5/8/2012

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane M. Swanson	SWBC Mortgage Corporation	**164-13-0 020.00**
(NAME)	(NAME)	
5605 Cedar Ash Crossing	213 Overlook Circle, Ste. A-4	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Daniel R. Combs and spouse, Claire A. Combs**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane M. Swanson, an unmarried person**, 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. **377** on the Plan of Section One-**Asheford Crossing**, of record in Plat Book **7900**, Page **937**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No.377, which is a corner lot, fronts 50.27 feet on the westerly margin of Cedar Ash Crossing and fronts 91.57 feet on the northerly margin of Canbrook Crossing, said frontages being joined by a curve having a length of 41.97 feet, and extends back 111.78 feet on the northerly line and 65.66 feet on the westerly line, to a point of intersection.

Being the same property conveyed to **Daniel R. Combs and Claire A. Combs** by deed of record in Instrument 20040623-0074222, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5605 Cedar Ash Crossing, Antioch, TN 37013**

(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 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, 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 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 my/our hand(s) this 27th day of August, 2010.

Daniel R. Combs

Claire A. Combs

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Daniel R. Combs and Claire A. Combs the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 27th day of August, 2010.

Commission expires: ~~9/17/11~~ 6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY