39B

File No. 210090269

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100066964 DEEDWARR
Recvd: 10/21/10 14:24 2 pgs
Fees: 13.00 Taxes: 576.80
20101021-0084521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,893.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF OCTOBER, 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA ROBLYN WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles William Hall II	Pinnacle National Bank	173-11-A-71
(NAME)	(NAME)	
2136 Blake Drive	150 3rd Ave. South, Ste 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37201	
(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, **WE, Jamie Swartzendruber and Jacob Swartzendruber, wife and husband,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charles William Hall, II and Amanda Grace Hall, husband and wife**, 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 Lot No. 50 on the Plan of Section Three, Stanford Village of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JAMIE SWARTZENDRUBER AND JACOB SWARTZENDRUBER, WIFE AND HUSBAND by Deed from BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, dated 06/19/2003 and filed for record on 07/01/2003 in Instrument No. 20030701-0090571, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Instrument No. 20011217-0139079, said Register's Office.
Restrictive Covenants of record in Instrument No. 20000228-0019107, and amended in Instrument No. 20020123-0009420 and Instrument No. 20000301-0020280, said Register's Office.
By-Laws of record in Instrument No. 20000217-0016311, said Register's Office.
Right of Way of record in Book 2739, Page 637, and Book 2740, Page 181, said Register's Office.
All matters set out in Final Order, including but not limited to an easement of record in Book 2590, Page 545, said Register's Office.
Right of Way Agreement of record in Book 4218, Page 425, and Book 4229, Page 43, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 794, said Register's Office.
Partial Release as to Right of Way Agreements of record in Book 11208, Page 14, said Register's Office.
Right of Way Easement of record in Book 11263, Page 503, said Register's Office.
Agreement Regarding Use of Property for Flood Plain Calculations of record in Book 11493, Page 254, said Register's Office.
Charter of Homeowner's Association as shown of record in Instrument No. 20000217-0016310, Register's Office for said County.
Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20040422-0045792, said Register's Office.
County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 2136 Blake Drive, 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 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.

Witness my/our hands this 14th day of October, 2010.

Jamie Swartzendruber

Jacob Swartzendruber by Jamie Swartzendruber Atty in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jamie Swartzendruber, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 14th day of October, 2010.

Commission expires:

11/10/13

Notary Public

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jamie Swartzendruber, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jacob Swartzendruber and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of October, 2010.

My Commission Expires:.

11/10/13

, Notary Public.

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY