File No. 101120

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110003818 DEEDWARR
Recvd: 01/19/11 13:45 2 pgs
Fees:13.00 Taxes:703.00
20110119-0005228

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-22-11

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua Swayze | Churchill Mortgage Corp. | 147 06 0 068.00 |
| (NAME) | (NAME) | |
| 238 Blackman Road | 761 Old Hickory Blvd. Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |
| (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, WE, Charles William DeMore and wife, Martia B DeMore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Swayze and wife, Melissa Swayze, 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. 44 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 3106, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles William DeMore and wife, Martia B. DeMore by deed from Horace W. Chadwell and wife, Judy C. Chadwell, dated March 25, 1997 and recorded on March 27, 1997 in Book 10394, page 549, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 1788, page 108; Book 2929, page 117; and Book 2997, page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 238 Blackman Road, Nashville, TN 37211

(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.

File No. 101120
Witness our hands this 7th day of January, 2011.

Charles William DeMore

Martia B. DeMore

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William DeMore and wife, Martia B. DeMore, 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 this 7th day of January, 2011.

Commission expires:

2/2012

Notary Public

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner