WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110010334 DEEDWARR
Recvd: 02/18/11 11:04 2 pgs
Fees:13.00 Taxes:1142.93

20110218-0013945

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,900.00

Stephanie M. Goppelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires OCT 21, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy S. Draper	Fidelity Bank d/b/a Fidelity Bank Mortgage	160-4-187
(NAME)	(NAME)	
515 Brentview Hills Drive	3 Corporate Square, Suite 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Atlanta, GA 30329	
(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, I/WE, Jeffrey A. Sweeney and Rebecca Sweeney, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy S. Draper, married, 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:

Being Lot No. 79 on the Plan of Brentview Hills, Section 7, of record in Book 4175, page 89, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Sweeney and Rebecca Sweeney, husband and wife, by Warranty Deed from Douglas Alan Griffin and Teresa G. Griffin, Husband and Wife, and Becky Lynn Griffin, unmarried, as of record in Instrument Number 20020701-0078923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 515 Brentview Hills Drive, Nashville, TN 37220

(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 our hands this 15th day of February, 2011.

Jeffrey A. Sweeney

Rebecca Sweeney

STATE OF ALABAMA

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Sweeney and Rebecca Sweeney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, Alabama this 15th day of February, 2011.

Commission expires: 1-28-2012

Notary Public

