WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline J. Shields	Jacqueline J. Shields	172-14-0-B-078.00 CO
(NAME)	(NAME)	
4608 Sterling Cross	4608 Sterling Cross	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, **B. Ashley Swann and wife, Judith L. Swann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline J. Shields**, HEREINAFTER CALLED THE GRANTOR, HER 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. 78 on the Final Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, page 765, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to B. Ashley Swann and wife, Judith L. Swann, by Warranty Deed from Newmark Homes, L.P., a Texas limited partnership, dated October 29, 1999, as of record in Book 11727, page 278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Plan of record in Instrument No. 20010313-0024108; Restrictions and By-Laws of record in Book 11113, page 691; Easement for BellSouth of record in Book 11628, page 204; Easement Agreement of record in Book 11124, page 852 and Quitclaim Deed for Common Area of record in Instrument No. 20020515-0059528, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4608 Sterling Cross, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20110023203 DEEDWARR
Recvd: 04/20/11 08:54 2 pgs
Fees:13.00 Taxes:1328.30
20110420-0030323

Witness our hands this 15th day of April, 2011.

B. Ashley Swann

Judith L. Swann

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared B. Ashley Swann and Judith L. Swann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of April, 2011.

Notary Public

My Commission Expires: 12-06-2011

