WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048369 DEEDWARR
Recvd: 08/08/11 12:34 2 pgs
Fees:13.00 Taxes:621.60
20110808-0060844

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/9/2013

(AFFIX SEAL)

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanne Richter	Regions Bank dba Regions Mtg	173-09-0A-075.00
(NAME)	(NAME)	
7732 Porter House Drive	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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, **Fredrick W. Swayze, husband and wife, and Sharon G. Swayze**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Suzanne Richter, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 229, on the Plan of LENOX VILLAGE, as shown by plat appearing of record in Instrument No. 20030115-0006163, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to by Warranty Deed dated August 31, 2007, from Harry G. Klinkhamer, married and Monika M. Sauer, married and filed for record on September 6, 2007, in Instrument No. 20070906-0106815, Register's Office for County, Tennessee.

This conveyance is subject to:

All matters as set forth on the plat of record in Instrument No. 20030115-0006163, Register's Office of said County.

Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20020315-0032826, Register's Office of said County.

Restrictions set out in Master Deed of record in Instrument No. 20020315-0032825, Register's Office for said County, .

Storm Water Detention Agreement as shown of record in Deed Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for said County.

Charter of the Lenox Village Neighborhood Association of record in Instrument No.

20020412-0045831, Register's Office for said County,

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 7732 Porter House Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 29th day of July, 2011.

Fredrick W. Swayze

Sharon G. Swayze

State of Tennessee
County of Williamson

Personally appeared before me Fredrick W. Swayze and Sharon G. Swayze, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public

My Commission Expires: 7/15/2012

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires ~~July 5, 2011~~

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027