WARRANTY DEED

Prepared By + Return to:
SIDWELL & BARRETT
121 1st Avenue South, Suite 600
Franklin TN 37064

DONALD C. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Swett	Michael E. Swett	172120B29000CO
(NAME)	(NAME)	
1511 Crockett Hills Blvd.	1511 Crockett Hills Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110069817 DEEDWARR
Recvd: 11/04/11 14:50 2 pgs
Fees:13.00 Taxes:739.63
20111104-0086530

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, **Michael Rafe Young and wife, Elizabeth Clay Young**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael E. Swett and wife, Kimberly R. Swett**, 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 Lot No. 462 on the plan of Section Thirteen, Bradford Hills, of record in Plat Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael Rafe Young and wife, Elizabeth Clay Young by Deed from Wade L. Riley, Jr. and wife, Lorrie A. Riley, dated 04/28/2004 and filed for record on 05/11/2004 in Instrument 200405110053642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 7900, Page 6, Plat Book 7900, Page 661, said Register's Office.
Restrictions of record in Book 8069, Page 170, said Register's Office. Said restrictions were amended in Book 9227, Page 681, said Register's Office.
By-Laws of record in Book 8071, Page 531, said Register's Office.
Deed of Conveyance of record in Book 8377, Page 769, said Register's Office.
Deed of Conveyance of record in Book 8377, Page 808, said Register's Office.
Charter of record in Book 8071, Page 520, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 9779, Page 672, said Register's Office.
County of Davidson taxes for the year 2012 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 2781 Call Hill 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 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 31st day of October, 2011.

Michael Rafe Young

Elizabeth Clay Young

State of Tennessee
County of Williamson

Personally appeared before me Michael Rafe Young and Elizabeth Clay Young, 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 purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2011.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

WILLIAMSON COUNTY
DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC