File No. 120004

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120010070 DEEDWARR
Recvd: 02/09/12 13:43 2 pgs
Fees:13.00 Taxes:510.60
20120209-0011764

Rebecca Campbell State of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

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
Seth Walden and Julie Walden	First South Bank Home Loans	108-08-0-009.00
(NAME)	(NAME)	
3400 White Pine Dr.	1862 Highway 45 By-Pass	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Jackson, TN 38305	
(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, Amy Van Wynsberghe and Jarod Swant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seth Walden and Julie Walden,* husband and wife, 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. 169 on the Plan of Larchwood, Section 2, of record in Plat Book 5200, Pages 57, 58, and 59, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy Van Wynsberghe, unmarried and Jarod Swant, unmarried by deed from Phillip Jones and wife, Kimberly K. Jones, dated October 31, 2007 and recorded on November 1, 2007 in Instrument No: 20071101-0128829, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3400 White Pine Dr., Nashville, TN 37214
(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.

* * As joint tenants with full rights of survivorship

File No. 120004
Witness our hands this 2nd day of February, 2012.

Amy Van Wynsberghe, by: Jarod Swant, Attorney in Fact
Amy Van Wynsberghe
By: Jarod Swant, Attorney in Fact

Jarod Swant

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarod Swant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of February, 2012.
Commission expires: 2/28/12

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Rebecca Campbell
Notary Public

State of TN
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarod Swant, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Amy Van Wynsberghe as her Attorney in Fact as the free act and deed of the within named Amy Van Wynsberghe.

Witness my hand and official seal on 7 day of February, 2012.

Rebecca Campbell
Notary Public
My Commission expires: 2/28/12

Rebecca Campbell State of Tennessee Notary Public County of Sumner