This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120020446 DEEDWARR
Recvd: 03/21/12 13:21 2 pgs
Fees:13.00 Taxes:924.63
20120321-0024005

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2012

Notary Public

My Commission Expires: 12-28-14

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Donald R. Swartz 732 Meadowcroft Lane Nolensville, TN 37135	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	186-04-0A-192000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Diane L. Stephens and husband Peter Steven Planchon,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Donald R. Swartz, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Burkitt Place, Phase 2-E, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Diane L. Stephens by deed from Regent Homes, LLC, dated June 18, 2010 of record in Instrument No. 20100621-0048323, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to the following:

1. Subject to all matters shown on the plat of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
6. Notice of Greenbelt assessments of record in Book 8880, Page 387, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement of record in Instrument No. 20061109- 0139669, Register's Office for Davidson County, Tennessee.
8. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 732 Meadowcroft Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of March, 2012.

Diane L. Stephens

Peter Steven Planchon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Diane L. Stephens and Peter Steven Planchom,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 16th day of March, 2012.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.