THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050889

BILL GARRETT, Davidson County
Trans:T20120043536 DEEDWARR
Recvd: 06/13/12 11:25 2 pgs
Fees:13.00 Taxes:932.40

20120613-0051656

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
~~121 First Avenue South, Suite 200~~
~~Franklin, TN 37064~~
File # 01288-8723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $252,000.00.

Affiant

Subscribed and sworn to before me, this8th day of June, 2012.

Notary Public
My Commission Expires: 5-17-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Kraft Bleecker 7032 Allens Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 155-3D-26.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Swiggart and wife, Kelly Swiggart** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Kraft Bleecker and husband, Timothy Bryan Bleecker**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Jennifer L. Bennett and husband, Brian L. Bennett to William Swiggart and wife, Kelly Swiggart as recorded on the 4th day of August, 2009 in Instrument No. 20090804-0072941 and Warranty Deed from Michael J. Walls and wife, Laurie H. Walls to Jennifer L. Bennett and husband, Brian L. Bennett as recorded on the 1st day of July, 1998 in Deed Book 11002, Page 577, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIRST REVISION, SECTION 2, ALLENS GREEN, as recorded in Plat Book 9700, Page(s) 109.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions, Restrictions, Liens and Reservation recorded in Book 9231, Page 789.

Easement for Public Utilities, recorded in Book 8626, Page 884.

Easement for Permanent Drainage & Temp. Construction, recorded in Book 8278, Page 236.

Storm Water Detention Agreement recorded in Book 9278, Page 36.

Deed to Homeowners Association for Open Space recorded in Book 11411, Page 193.

This is improved property located at 7032 Allens Lane Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2012.

William Swiggart

Kelly Swiggart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Swiggart and Kelly Swiggart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014