WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BR12-5515

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Ann Sweeney	Same address (NAME)	
5515 Country Drive #38 (ADDRESS)	Cs New Owner (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	162-05C-038.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY R. WYATT AND WIFE, ANNETTE WYATT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA ANN SWEENEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 38, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, Page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Jeffrey R. Wyatt and wife, Annette Wyatt by Deed from Archa R. Turner, unmarried of record in Instrument No. 20070614-0071333, Register's Office for Davidson County, Tennessee, dated June 8, 2007.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4460, page 27; Book 4521, page 574; Book 5001, page 394; Book 8466, page 263; Book 10597, page 675; Book 10645, page 743; Book 9512, page 312; Book 4842, page 979; Book 5606, page 663; Book 7497, page 740; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5515 Country Drive #38, Nashville, Tennessee 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 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 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.

BILL GARRETT, Davidson County
Trans:T20120043698 DEEDWARR
Recvd: 06/13/12 14:34 2 pgs
Fees:13.00 Taxes:255.30
20120613-0051861

Witness my/our hand(s) this 7th day of June, 2012.

Jeffrey R. Wyatt

Annette Wyatt

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 2012, before me personally appeared Jeffrey R. Wyatt and wife, Annette Wyatt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2012.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959