WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Johnnie L Swafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2012.

Melissa D. Rogers
Notary Public

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return to:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie L. Swafford	F & M Bank	
(NAME)	(NAME)	
110 Hiller Dr.	322 Main St.	04304001300
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121042

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, The Estate of Barry Eugene Wilson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Johnnie L. Swafford**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING all of Lot No. 32 on the Plan of Swinging Bridge Heights and filed of record in Plat Book 2854, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING all of the same property conveyed to Barry Eugene Wilson by Warranty Deed from Hunley Homes, inc., dated November 15, 2010 and filed of record in Instrument 20101119-0092736, Register's Office for Davidson County, Tennessee. The said Barry Eugene Wilson died intestate November 12, 2011, a citizen and resident of Davidson County, Tennessee, under Probate file of record in the Chancery Court for Davidson County, Tennessee, Caren Henderson was appointed as Executrix of the Estate of Barry Eugene Wilson.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3104, page 313, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 110 Hiller Dr., Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120056158 DEEDWARR
Recvd: 07/31/12 11:49 2 pgs
Fees:13.00 Taxes:277.13
20120731-0067422

Witness my hand this 28th day of July, 2012.

The Estate of Barry Eugene Wilson

By: _____

Caren Henderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Caren Henderson, Administrator of The Estate of Barry Eugene Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Caren Henderson, Administrator of The Estate of Barry Eugene Wilson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2012.

Commission expires: April 23, 2013

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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Melissa D. Rogers Notary Public