BILL GARRETT, Davidson County
Trans:T20120082594 DEEDWARR
Recvd: 10/30/12 15:06 2 pgs
Fees:13.00 Taxes:861.73
20121030-0099648

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $232,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2012.

Notary Public:

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
George Swatzell Kayla Swanson Carriage Court, Unit 20 Brentwood, TN 37027	New Owner	171-03-0-B-160.00 138

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael Skaggs, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George Swatzell, and Kayla Swanson, both unmarried , as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 20, Townhomes of Fredericksburg, Phase Two, Section Five, Revision One, "Carriage Homes of Fredericksburg", as shown on Plat of record in Plat Book 9700, Page 578, revised at Instrument No. 20000804-0077800, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Skaggs from John Michael O'Dell by Warranty Deed dated February 20, 2009, recorded in Instrument No. 20090223-0015466, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 138 Carriage Court, Unit 20, Brentwood, TN 37027

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29thday of October, 2012.

Michael Skaggs

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 29th day of October, 2012.

Commission Expires: 5-4-15

Notary Public:

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075