Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-1063

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Cadmus M. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11/27/12

Notary Public
Commission Expires: 8-23-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicole Otte 7316 Olmsted Drive Nashville, TN 37221	New Owner	155080 E 1200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clint Swan and Meghan Swan, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Landon Stephens, unmarried and Nicole Otte, unmarried with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Final Plat, Resubdivision of Map 155-8-E Parcels 11 & 12, Lots 70 & 71 of Bellevue Highlands Subdivision, Phase I, of record in Instrument 200302060016789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clint Swan and Meghan Swan, husband and wife, by Deed from Marc Spigel and Amy Spigel, husband and wife, dated 04/16/2010 and recorded 04/20/2010 of record in Instrument No. 201004200029850, in Davidson County, Tennessee, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7316 Olmsted Drive, Nashville, TN 37221.

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, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, 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:T20120091129 DEEDWARR
Recvd: 11/30/12 09:16 2 pgs
Fees:13.00 Taxes:913.90
20121130-0109846

Dated this the .

Clint Swan

Meghan Swan

STATE OF Indiana
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Clint Swan and Meghan Swan
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 at Bloomington, IN
this 20th day of Nov 2012

MICHAEL D. DUNCAN
MY COMMISSION EXPIRES
August 18, 2016
NOTARY SEAL
MONROE COUNTY
NOTARY PUBLIC, STATE OF INDIANA

(Notary Seal)

Michael D Duncan
Notary Public
My Commission Expires: _____