WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096605 DEEDWARR
Recvd: 12/18/12 11:02 2 pgs
Fees:13.00 Taxes:573.50

20121218-0116418

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyman Hamblin	SAME	02607016900
(NAME)	(NAME)	
110 Buckingham Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Claude E. Swann Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lyman Hamblin and, Korinne Hamblin, husband and wife and Kirma Lee Hamblin, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 247, on the plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Bonnie L. Swann, unmarried by Deed from Phillips Builders Inc., dated 01/15/1993 and filed for record on 01/19/1993 in Book 8843, Page 84, Register's Office for Davidson County, Tennessee.

The said Bonnie Lovell Swann died testate on 5/11/2009 devising subject property to Claude E. Swann, Jr. as evidenced by the Last Will and Testament of Bonnie Lovell Swann filed in Docket No 09P1371, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters as set forth per Plat Book 6900, Page 549, Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6406, Page 929, Charter of record in Book 6396, Page 542, said Register's Office. Charter Amendment of record in Book 8192, Page 65, and Quitclaim Deed to The Homeowner's Association of record in Book 7864, Page 369, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 110 Buckingham Court, Goodlettsville, TN 37072

File No.: 01288-11699
SMG TN Warranty Deed

(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/or 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/or 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.

Witness my hand this 12th day of December, 2012.

Claude E. Swann Jr.

State of Tennessee
County of Rutherford

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

Witness my hand and Official seal this 12th day of December, 2012.

Notary Public
My Commission Expires: 6-17-13

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167