BILL GARRETT, Davidson County
Trans:T20120096960 DEEDWARR
Recvd: 12/19/12 10:25 2 pgs
Fees:13.00 Taxes:1406.00
20121219-0116828

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 380,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2012.

Notary Public

My commission expires:
2/4/2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL R SWINTON **LISA A SWINTON**	Navy Federal Credit Union	**171040B00100CO**
5600 CLOVERLAND PARK DR	820 Follin Lane	
BRENTWOOD, TN 37027	Vienna, VA 22180	

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 ACKNOWLEDGE, WE,

JAMES M KEITH and WIFE, JENNIFER HILL KEITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL R SWINTON and wife, LISA A SWINTON

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:

BEING Unit (Lot) 1 on the Plan of Cloverland Park, P.U.D. as shown on plat of record in Instrument No. 20001013-0102079 as amended in Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO JAMES M KEITH AND WIFE, JENNIFER HILL KEITH BY WARRANTY DEED FROM DANIEL H HERRING AND WIFE, SHERRIE S HERRING DATED 09/02/05 AND RECORDED ON 09/08/05 IN INSTRUMENT NO. 20050908-0108251, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 5600 CLOVERLAND PARK DR, 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, their heirs and assigns forever; and we do 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 in 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 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/our hand(s) this 17th day of December, 2012.

JAMES M KEITH

JENNIFER HILL KEITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES M KEITH and JENNIFER HILL KEITH, the within named Grantors, 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, at office, this 17th day of December, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON