Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0129-10141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Davidson County DEEDWARR
Recvd: 12/28/12 08:12 3 pgs
Fees:18.00 Taxes:1831.50
20121228-0119668

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public
My commission expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Sweklo 1561 Stokley Ln. Old Hickory TN 37138	Same as above	063040A03700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Douglas Barnes Realty, LLC hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Michael J. Sweklo hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 117 as shown on the Plat of Cleveland Hall Subdivision, Phase III, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas Barnes Realty, LLC, a Tennessee Limited Liability Company by Trustee's Deed dated May 6, 2009 from Hugh M. Queener, Successor Trustee of record in Instrument No. 20090522-0047634, Register's Officer for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cleveland Hall Subdivision, Phase III, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 11725, page 76, and amended in Instrument No. 20050307-0024504 and 20051202-0144894 and 20060113-0005680 and 20071220-0146113 and 20080208-0013290 and 20081014-0103112 and 20120912-0082762, Register's Office for Davidson County, Tennessee 4) Charter of Cleveland Hall Homeowner's Association of record in Book 11725 Page 70

This property is improved property known as 1561 Stokley Ln., Old Hickory, Tennessee 37138

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good

right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 14th day of December, 2012.

Douglas Barnes Realty, LLC

BY: _____
Adam Prudoff, Member

_____
Kristin Prudoff, Member

_____
Jeffrey Poole, Member

_____
Caroline Gannon, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Adam Prudoff, Kristin Prudoff, Jeffrey Poole and Caroline Gannon, with whom I am personally acquainted, and who acknowledged themselves to be the members of Douglas Barnes Realty, LLC, a limited liability company, and as such members being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Douglas Barnes Realty, LLC

Witness my hand, at Brentwood, Tennessee, this 14th day of December, 2012.

_____
Notary Public

My Commission expires: 2/23/15

FILE NO: 07408

Tennessee Notary Public Williamson County

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debbie A. Treadway
Notary Public

(SEAL)

DEBBIE A. TREADWAY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TN
My Commission Expires

My Commission Expires: 4/23/2013