WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130002305 DEEDWARR
Recvd: 01/09/13 10:46 2 pgs
Fees: 13.00 Taxes: 111.00
20130109-0002822

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Peggy Hyde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peggy Hyde	NEW OWNER	13306000400
(NAME)	(NAME)	
129 Shihman Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Estate of Betty Jo Swaw, deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peggy Hyde**, 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. 202 on the plan of Sunrise Heights Addition, as of record in Plat Book 421, Page 2, of the Register's Office for, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty J. Swaw, a single person by Deed from Secretary Of Veterans Affairs, dated 08/26/1992 and filed for record on 09/01/1992 in Book 8717, Page 491, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 421, Page 2, said Register's Office.

Taxes for the current year have been prorated between the Grantor and the Grantee. 2013 taxes and subsequent years , a lien not yet ascertainable, due or payable.

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 202 Raymond Street, Nashville, TN 37211
(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 27th day of December, 2012.

ESTATE OF BETTY JO SWAW, DECEASED

Jackson M. Welch Jr.
Administrator ad Litem

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackson M. Welch Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Administrator as Litem of Estate of Betty Jo Swaw, deceased and that he as such Administrator ad Litem executed the foregoing instrument for the purposes therein contained , be signing the name of the estate by himself as Administrator as Litem.

WITNESS my hand and seal this 27th day of December, 2012.

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: JUNE 14, 2015

RETURN TO :
Stewart Title Company Tennessee Division
121 1st Avenue South Suite 200
Franklin, TN 37064

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