G-24657-8
Box 14

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159,900.00~~ $157,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2013.

Notary Public
MY COMMISSION EXPIRES: 1/6/14
File No. G13-5999D

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TENN

BILL GARRETT, Davidson County
Trans:T20130017424 DEEDWARR
Recvd: 03/04/13 08:46 2 pgs
Fees:13.00 Taxes:584.23
20130304-0021110

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather M. Swartz (NAME)	Sumner Bank and Trust (NAME)	161-10-B-205CO
5257 Village Way (STREET ADDRESS)	280 West Broadway (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Daniel J. Fisher, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather M. Swartz, a single woman,** 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. 51 on the plan of Villages of Brentwood, Phase Eleven, (BRENTWOOD SUMMIT) a Planned Unit Development, as shown by plat of record in Plat Book 9700, Page 949 and as revised in Instrument No. 20031219-0181287, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Subdivision names changed from VILLAGES OF BRENTWOOD, PHASE ELEVEN to BRENTWOOD SUMMIT, PHASE ELEVEN in Instrument No. 2000606-0056066, said Register's Office.

BEING the same property conveyed to Daniel J. Fisher, unmarried from NVR, Inc. a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., by Deed dated April 27, 2001, as Instrument No. 20010502-0045099, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6143, page 11, Book 6398, page 495, Book 8507, page 831, Book 11526, page 579, and Instrument No. 20000606-0056066, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 949, and

as revised in Instrument No. 20031219-018287, and name change in Instrument No. 2000606-0056066, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20000606-0056067, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20001214-0122894 and Instrument No. 20010301-0018909, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as recorded in Book 1078, page 919 and Instrument No. 20040622-0073413, Register's Office for Davidson County, Tennessee.

7. Agreement and Dedication of Easement for water mains as recorded in Book 8197, page 338, Register's Office for Davidson County, Tennessee.

8. Ingress/Egress Easement as recorded in Book 11076, page 537, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5257 Village Way, Nashville, TN 37211.

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 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. Whenever 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 27th day of February, 2013.

Daniel J. Fisher

February 27, 2013
Date

STATE OF Georgia

COUNTY OF Cobb }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Daniel J. Fisher, unmarried, the bargainor(s), 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, this 27th day of February, 2013.

My Commission Expires:_____

Notary Public

VICKI L. FERGUSON
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
My Commission Expires May 16, 2016

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066