BILL GARRETT, Davidson County
Trans:T20130024614 DEEDWARR
Recvd: 03/27/13 08:51 2 pgs
Fees:13.00 Taxes:74.00
20130327-0029795

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00.

Kenneth D. Vetetoe Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2013.

Nichole M Goade
Notary Public

Commission Expiration: 2-6-17

NICHOLE M. GOADE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 2-6-2017

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kenneth D. Vetetoe, Jr. 316 Moncrief Ave Goodlettsville, TN 37072	SAME AS NEW OWNER	-02503001500

WARRANTY DEED

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 ACKNOWLEDGED, WE, Sharon H. Swafford, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Vetetoe, Jr., 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:

Property known as 517 Moncrief Ave Goodlettsville, TN 37072, County of Davidson

Lot No. 1 on the Plan of the F.G. Hooper Lots, of record in Book 8250, page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lots.

Being the same property conveyed to Sharon H. Swafford by deed from Sarah Ann Hooper dated 06/29/03 filed of record in Instrument No. 20030703-00924064, said Register's Office.

Tax Map and Parcel ID is as follows 02503001500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 517 Moncrief Ave, Goodlettsville, TN 37072

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 unemcumbered, 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 hand this 25th day of March, 2013.

Sharon H. Swafford

Sharon H. Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2013, before me personally appeared Sharon H. Swafford, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of March, 2013.

Nichole Goade

Notary Public
Commission Expiration: 2-6-17

NICHOLE M. GOADE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 2-6-2017