This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013

Notary Public

My Commission Expires: 12-28-13

BILL GARRETT, Davidson County
Trans:T20130046577 DEEDWARR
Recvd: 06/04/13 14:46 2 pgs
Fees:13.00 Taxes:259.00
20130604-0056535

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Steven W. Fox Jan M. Fox 1219/1221 Berry St. Old Hickory, TN 37138	OWNER	053-03001400

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald R. Swartz, an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Steven W. Fox and Jan M. Fox, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 111 on the Plan of Village of Old Hickory, Section "C" as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald R. Swartz by Executor's Quit Claim deed, dated May 1, 2012 of record in Instrument No. 20120523-0044585, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters shown on the plat of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1219/1221 Berry Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of May, 2013

Donald R. Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Donald R. Swartz** with whom I am personally acquainted, and who executed the within instrument for the purpose therein contained.

Witness my hand at Brentwood, TN, this 31st day of May, 2013.

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

