BILL GARRETT, Davidson County
Trans:T20130076450 DEEDWARR
Recvd: 09/04/13 13:07 2 pgs
Fees:13.00 Taxes:275.65
20130904-0093179

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of August, 2013, by and between Charles C Huff, unmarried, party of the first part, and Edwin M Sweda and wife Karen L Sweda and Kalena L Sweda, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, State of Tennessee, described as follows to-wit:

BEING all of Unit No. 162 on the Plan of "Exhibit A-1" to the Master deed, Lot Layout (Private Element) Phase IV, Mill Park Townhomes, as shown by Supplemental Declaration, Mill Park Town homes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being all or part of the same property conveyed to Charles C. Huff by virtue of that certain Warranty Deed dated March 22, 2007, at Instrument No. 20070326-0035959 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles C. Huff by Staci Coleman Attorney In Fact
Charles C Huff, By Staci Coleman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public of and for said State and County, Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Charles C Huff and acknowledged that she executed the same as the free act and deed of the said Charles C Huff.

WITNESS my hand and official seal at office this 28th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Edwin M Sweda and Karen L Sweda Kalena S Swena 5170 Hickory Hollow Pkwy #155, Antioch,TN 37013
Tax Parcel No	163050B16700CO
Property Address:	5170 Hickory Hollow Pkwy #155 Antioch, TN 37013
MAIL TAX BILLS TO:	Synovus Mortgage,PO Box 2868,Columbus, GA 31902-2868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $74,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY