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THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20130107736 DEEDWARR
Recvd: 12/30/13 12:51 3 pgs
Fees:18.00 Taxes:647.50
20131230-0130791

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Heather Wood
Affiant

Subscribed and sworn to before me as of the 20 day of December, 2013.

Notary Public

My Commission Expires: [illegible]

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Dale Sweeney 5308 Village Way Nashville, TN 37211	SAME	161-10-0A-048.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Frank Swiney, III, unmarried, and Robert Wayne Cross, unmarried, as joint tenants with right of survivorship**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Robert Dale Sweeney, an Unmarried man,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Cook, Trustee by Quitclaim Deed from Frank Swiney, III, unmarried, and Robert Wayne Cross, unmarried, of record at Instrument No. 20030210-0017706, Register's Office for Davidson County, Tennessee, dated February 07, 2003 and recorded on February 10, 2003, and within the same deed, the said John T. Cook, Trustee conveyed his interest in the subject property to Frank Swiney, III, unmarried, and Robert Wayne Cross, unmarried, as joint tenants with right of survivorship.

This property is known as 5308 Village Way, Nashville TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, due and payable, but not delinquent.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
3. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495; Book 6852, Page 497; Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 9718, Page 624, Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in and to the common areas and/or elements.

8. Easements or claims of easements not shown by the Public Records.

Grantor further covenants and binds themself, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 20 day of December, 2013.

Frank Swiney, III

Robert Wayne Cross,
BY: Robert Wayne Cross Attorney in Fact
Frank Swiney, III- Attorney-In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Frank Swiney, III., the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2013.

NOTARY PUBLIC

My Commission Expires:

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Frank Swiney, III., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Robert Wayne Cross, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Robert Wayne Cross, the Grantor herein, by himself, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 20 day of December, 2013.

Notary Public

My Commission Expires:

