RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107927 DEEDWARR
Recvd: 12/31/13 09:48 2 pgs
Fees:13.00 Taxes:876.90

20131231-0131078

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $237,000.00

Mitchell A. Watts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF DECEMBER, 2013.

Christine L. Lund
NOTARY PUBLIC

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES ~~My Commission Expires October 2014~~ 9.18.17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C6071 SWANSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy Swanson	same	147-02-0-088.00
300 Garrett Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER A. WAYMAN AND WIFE JENNIFER WAYMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY SWANSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 300 Garrett Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 30th day of December, 2013.

Christy A. Wayman
Christopher A. Wayman

Jennifer Wayman
Jennifer Wayman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHRISTOPHER A. WAYMAN AND JENNIFER WAYMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2013.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-C6071 SWANSON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 166, SECTION 1, REVISED, CALDWELL HALL, as shown on plat of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher A. Wayman and wife, Jennifer Wayman by Warranty Deed from Stephen M. Burton, recorded on the 23rd day of May, 2008 in Instrument No. 20080523-0052843, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, REVISED, CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 19, 20 and 21, revised in Plat Book 2900, Pages 57, 58 and 59, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2929, Page 117, amended in Book 2997, Page 93 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).