WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029478 DEEDWARR
Recvd: 04/30/14 13:11 2 pgs
Fees:13.00 Taxes:789.95
20140430-0036328

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA L. HURT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Elizabeth Garber	SunTrust Mortgage, Inc.	058-09-0A-273.00
(NAME)	(NAME)	
2657 Jordan Ridge Drive	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Matthew Svenby, married and Lindsay Svenby, married, Tenants in Common with Right of Survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Catherine Elizabeth Garber, 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:

Land in Davidson County, Tennessee, being Lot 273, PHASE 11, JORDAN RIDGE AT EATON'S CREEK, as shown on plat of record in Instrument No. 20100126-0006479, 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 Matthew Svenby, unmarried and Lindsay Meewes, unmarried, Tenants in Common with Right of Suvivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 20th day of August, 2010 in Instrument No. 20100820-0065863, in the Register's Office of Davidson County, Tennessee.

Lindsay Svenby having since married is also known as Lindsay Meewes.

This instrument is being executed in behalf of Matt Svenby and Lindsay Svenby pursuant to a Power of Attorney executed by same on the 16th day of April, 2014, and being filed for recorded simultaneously.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2657 Jordan Ridge Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 25th day of April, 2014.

Matthew Svenby

By: _____
Nick Woodard, His Attorney in Fact

Lindsay Svenby

By: _____
Nick Woodard, Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Nick Woodward, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Matthew Svenby and Lindsay Svenby, acting as that person's agent and attorney in fact, and the said Nick Woodward acknowledged that he executed the foregoing instrument as agent and attorney in fact for Matthew Svenby and Lindsay Svenby for the purposes therein contained.

WITNESS my hand and seal, this 25th day of April, 2014.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 27, 2015