WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/14 07:48 3 pgs
Fees:18.00 Taxes:810.30
20140527-0044959

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Alan Swayze and Sarah J Swayze	U. S. Bank National Association	14706009300
(NAME)	(NAME)	
4814 Overcrest Drive	333 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lauren Shurson and Andrew Shurson, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Alan Swayze and wife, Sarah J Swayze**, 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 No. 27, SECTION 1, REVISED, CALDWELL HALL, as shown on plat of record in Plat Book 2900, page 57, 58 and 59, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Lauren Lakvold, unmarried by Warranty Deed dated May 14, 2012 from Ken W. Johnson and wife, Elizabeth Johnson and filed of record in Instrument # 20120516-0042454, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lauren Shurson and Andrew Shurson, wife and husband by Quitclaim Deed dated September 25, 2013 from Lauren E. Lakvold now know as Lauren Shurson and filed of record in Instrument # 20131002-0103589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4814 Overcrest 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 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, has 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 **23rd** day of **May, 2014.**

Lauren Shurson

Andrew Shurson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Lauren Shurson and Andrew Shurson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of May, 2014.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017