WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065363 DEEDWARR
Recvd: 09/03/14 12:37 2 pgs
Fees:13.00 Taxes:462.50
20140903-0080423

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY SUMNER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian D. Swain	Ameris ~~NEW OWNER~~	062020A06100CO
(NAME)	(NAME)	
2629 Paddle Wheel Drive	1800 Parkway Pl #820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Marietta GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane K. Chumley , married ***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian D. Swain and Yvette D. Swain , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 55B, on the plan of River Trace Estates, Phase 1, Sec. 1, as shown on plat of record in Plan Book 6250, Page 997, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Diane K. Beckman by Warranty Deed dated from Byung-ho Shin and wife, Patricia M. Shin of record in Book 9405, Page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Blake Freeman, Trustee and Diane K. Chumley by Quit Claim Deed dated 01/14/2011 from Diane K. Chumley (fka Diane K. Beckman), married of record in Instrument 20110118000468?, Register's Office for Davidson County, Tennessee.

Said Deed was corrected by Scrivener's Affidavit in Instrument 201102180014078, said Register's Office.

* Said property is not the marital residence of said Grantor.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 6250, Page 996, Book 6250, Page 997, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended of record in Book 6982, Page 747, said Register's Office.
Said By-Laws were amended of record in Book 6851, Page 390, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2202, Page 83, said Register's Office.
Easement of record in Book 3959, Page 595, said Register's Office.
Assignment of Agreement to Construct Sewerage Facilities Easement of record in Book 7097, Page 135, said

Register's Office.
Deed of Conveyance of record in Book 7097, Page 140, said Register's Office.
Assignment of Agreement to Construct Water Facilities Easement of record in Book 7097, Page 144, said Register's Office.
Deed of Conveyance of record in Book 7097, Page 149, said Register's Office.
Grant and Indemnity Agreement of record in Book 6583, Page 698, said Register's Office.
Charter of record in Book 6851, Page 363, said Register's Office.
Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2629 Paddle Wheel Drive, Nashville, TN 37214
(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 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 my hand this 29th day of August, 2014.

Diane K. Chumley

State of Tennessee
County of Williamson

Personally appeared before me Diane K. Chumley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2014.

Notary Public
My Commission Expires: 8/22/17

DONALD D. BARRETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027