Advantage Title
8485

BILL GARRETT, Davidson County
Trans: T20140066552 DEEDWARR
Recvd: 09/08/14 09:30 2 pgs
Fees: 13.00 Taxes: 697.45
20140908-0081897

WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7073C SWEARNS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paul Swearns and Cecle Delores Swearns	same	171030B25900CO
601 Old Hickory Blvd.		
Brentwood, TN 37027		

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,

CONNIE CELESTE GREEN, UNMARRIED

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

PAUL SWEARNS AND WIFE CECLE DELORES SWEARNS

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 601 Old Hickory Blvd., Brentwood, TN 37027

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 on the 29th day of August, 2014.

Connie Celeste Green

Connie Celeste Green

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, CONNIE CELESTE GREEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of August, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

14-7073C SWEARNS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 21, PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 957, 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 Connie Celeste Green, unmarried by Warranty Deed from Caryn L. Angelo, an unmarried woman, recorded on the 28th day of December, 2002 in Instrument No. 20021228-0160192, 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 PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 957 and Plat Book 7900, Page 807, 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 recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 10224, Page 683, Book 10126, Page 435 and Book 11682, Page 75 and Instrument Nos. 20000718-0070558 and 20050705-0076596 , 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).

e. Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10694, Page 541 and Book 11550, Page 554.

f. Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

g. Easement for Cable TV, recorded in Instrument No. 20000516-0049387.

h. Easement for Sanitary Sewer, Storm Drainage, Water Mains & Appurtenances, recorded in Book 7358, Page 643.

i. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269.

j. Easement for Bell South, recorded in Book 10709, Page 143.

k. Easement recorded in Book 7851, Page 712.

l. Stormwater Detention Agreement recorded in Book 10357, Page 920.

m. Conveyance to Homeowners Association recorded in Book 11753, Page 208.

n. Dedication of Site Drainage Easement recorded in Book 10012, Page 756.