BILL GARRETT, Davidson County
Trans:T20140074974 DEEDWARR
Recvd: 10/03/14 14:40 2 pgs
Fees:13.00 Taxes:1345.52
20141003-0091964

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jeffrey Jay Swanson
1121 Riverbirch Way
Hermitage, TN 37076

MORTGAGEE
Cornerstone Home Lending, Inc.
1177 West Loop South, Ste. 200
Houston, TX 77027

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 030.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Tushar K. Mohanty and Rupali Pattanayak, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Jay Swanson, married,** 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. 30 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tushar K. Mohanty and Rupali Pattanayak, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated August 27, 2010 and filed of record in Instrument No. 20100907-0071133, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20080408-0035557; Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement of record in Instrument No. 20070713-0083651; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Grant of Easement of record in Instrument No. 20090109-0002452; ; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080723-0075577, and by a Surveyors Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1121 Riverbirch Way Hermitage, TN 37076.**

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 30th day of September, 2014.

Tushar K. Mohanty

Rupali Pattanayak

Rupali Pattanayak

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tushar K. Mohanty and Rupali Pattanayak, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2014.

NOTARY PUBLIC

RACHEL K GILLMAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-27-15

My Commission Expires: 1/27/15

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $363,653.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 2014.

NOTARY PUBLIC

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/15