# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/14 14:51 3 pgs
Fees:18.00 Taxes:490.99
**20141030-0100263**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$132,700.00.** Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 29th day of October, 2014.

Notary Public

My commission expires: 6.26.16
(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Will Montgomery**<br>**Anna Lima** | SWBC Mortgage Corporation | **Map 053-03-0 Parcel 167-00** |
| **110 Yorktown Rd.** | 9311 San Pedro, Ave.Ste 100 | |
| **Franklin, TN 37064** | San Antonio, TX 78216 | |

FOR AND IN 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,

**SSS Properties, a Tennessee general partnership, joined by Donald R. Swartz, unmarried**

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

**Will Montgomery and Anna Lima, husband and wife**

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. 8 on the Plan of Village of Old Hickory, Section "C", of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to SSS Properties, a Tennessee general partnership by Deed from Mocha Properties, a Tennessee General Partnership, of record in Instrument No. 20070403-0039930, Register's Office for Davidson County, Tennessee, dated March 26, 2007 and recorded on April 3, 2007.**

**SSS Properties' sole surviving general partner, Donald R. Swartz, acquired the partnership interest of Terry Keller Swartz by her death on April 13, 2011 and by her will being probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 11P-947, on June 20, 2011. The said Donald R. Swartz hereby acknowledges that the title is not now and has never been vested in Terry Keller Swartz, notwithstanding the Executor's Quitclaim Deed of record in Instrument No. 20120523-0044584, Register's Office for Davidson County, Tennessee. The said Donald R. Swartz acknowledges that Terry Keller Swartz died owning no individual interest in the said real property and the Executor's Quitclaim Deed was and is a nullity. Donald R. Swartz acknowledges that the owner of the property is and remains SSS Properties. Donald R. Swartz has joined in the execution of this deed to confirm the above and to transfer any interest held by him in the subject property to the within named Grantees.**

**Conveyance of the above described parcel of land is subject to the following:**

**The Plan of record in Book 1424, Page 66, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; taxes for the current year, which have been prorated and assumed by the Grantee herein.**

This is improved (__x__) Unimproved (____) property, known as **1412 Hadley Avenue, Old Hickory, TN 37138**

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 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 my/our hand(s) this **29th** day of **October, 2014.**

**SSS Properties, a Tennessee general partnership**

Donald R. Swartz

**Donald R. Swartz, General Partner**

General Partner

Donald R. Swartz

**Donald R. Swartz, individually**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Donald R. Swartz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of the SSS Properties, within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2014.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Donald R. Swartz,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2014.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

# True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

