WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1423

BILL GARRETT, Davidson County
Trans:T20140082280 DEEDWARR
Recvd: 10/31/14 13:56 2 pgs
Fees:13.00 Taxes:543.90
20141031-0100683

WARRANTY DEED

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

✓ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew S. Hill	First Community Mortgage, Inc.	075-04-0-194.00
(NAME)	(NAME)	
524 Trenton Court, A & B	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Henry A. Swan, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew S. Hill, an unmarried man, 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 455, SECTION 7, TULIP GROVE, as shown on plat of record in Plat Book 4300, Page 186, 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 Henry A. Swan, a married man by Warranty Deed from Jo L. Hardison, a married person, recorded on the 28th day of April, 2005 in Instrument No. 20050428-0047390, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Evelyn J. Swan, spouse of the above named Henry A. Swan joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 524 Trenton Court, A & B, Hermitage, TN 37076
(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 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 22nd day of October, 2014.

Henry A. Swan V

Evelyn J. Swan

STATE OF ILLINOIS

COUNTY OF COOK

On this 22nd day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry A. Swan and Evelyn J. Swan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6-11-18

Notary Public, LATONYA GOLDSMITH

OFFICIAL SEAL
LATONYA GOLDSMITH
Notary Public - State of Illinois
My Commission Expires Jun 11, 2018