Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,500.00.

Affiant

Subscribed and sworn to before me this 15th day of July, 2015.

Notary Public
My commission expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150059412 DEEDWARR
Recvd: 07/21/15 11:35 2 pgs
Fees: 13.00 Taxes: 460.65
20150721-0071343

02-1506-49545

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vanessa A. Londino 3401 Anderson Rd. Unit 45 Antioch TN 37013	SVBC Mortgage Corporation 9211 San Pedro Avenue, #100 San Antonio, TX 78216	136-15-0-B-049.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan J. Swart, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vanessa A. Londino, an unmarried woman**, hereinafter called the Grantees, their successors 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 Unit No. 45, on the Plan of Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan J. Swart, unmarried by deed from Lauren H. Brown, unmarried, dated February 17, 2012, recorded February 21, 2012, of record in Instrument No. 20120221-0014599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3401 Anderson Rd. Unit 45, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of July, 2015.

Alan J. Swart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alan J. Swart and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of July, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/27/17

