WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Williams	Angela Williams	097-02-0-A-030.00
(NAME)	(NAME)	
1121 Riverbirch Way	1121 Riverbirch Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Jeffrey Swanson and wife Becky Swanson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela Williams and Robert Williams,** 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 Jeffrey Jay Swanson, married from Tushar K. Mohanty and Rupali Pattanayak, husband and wife, by Warranty Deed dated September 30, 2014 and recorded October 3, 2014 as Instrument No. 20141003-0091964, Register's Office for Davidson County, Tennessee.

Also 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.

unimproved ☐

This is improved ☑ property, known as 1121 Riverbirch Way, 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.

BILL GARRETT, Davidson County
Trans:T20150062722 DEEDWARR
Recvd: 07/30/15 13:01 3 pgs
Fees:18.00 Taxes:1396.75
20150730-0075262

Witness my/our hands this 28th day of July, 2015.

Jeffrey Swanson

Becky Swanson

State of Colorado
County of Denver

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Jeffrey Swanson ~~and Becky Swanson~~ and that ~~they~~ he such executed the foregoing instrument for purposes therein contained, by signing the name of the entity ~~by themselves~~ as

WITNESS my hand and seal this 28th day of July, 2015.

Notary Public
My Commission Expires: 12/27/17

File No.: 14082

PATRICIA VAN BUSKIRK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934019357
My Commission Expires Dec. 27, 2017

Witness my/our hands this 28th day of July, 2015.

Jeffrey Swanson

Becky Swanson

State of ~~Colorado~~ TN
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of ~~Jeffrey Swanson and~~ Becky Swanson and that ~~they~~ she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by ~~themselves~~ herself as

WITNESS my hand and seal this 28th day of July, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14082

DANNY LEE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD