BILL GARRETT, Davidson County
Trans:T20150065327 DEEDWARR
Recvd: 08/06/15 13:28 2 pgs
Fees:13.00 Taxes:1036.00
20150806-0078446

**Prepared by and when recorded return to:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway Suite 140**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $280,000.00.**

By: Rachelle Caudill
**Affiant**

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**Subscribed and sworn to before me, this 31st day of July, 2015.**

**Notary Public**
**My commission expires: 04/17/16**

**05-1507-66640**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Scott D. McDonald | CMG Mortgage, Inc. | 042-02-0-024.00 |
| 740 Falcon Drive | 3160 Crow Canyon Road, Suite 400 | |
| Madison TN 37115 | San Ramon, CA 94583 | |

## 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, **Richard Swint and wife, Denise N. Swint**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott D. McDonald and Christina S. McDonald, husband and wife**, 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 Lot No. 130, on the Plan of Section Seven, Bonnie-Brae, of record in Book 4860, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard Swint and wife, Denise N. Swint by deed from David L. Kelley, dated June 13, 1991, recorded June 7, 1991, of record in Book 8375, Page 345, 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 740 Falcon Drive, Madison, TN 37115.

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 31st day of July, 2015.

Richard Swint

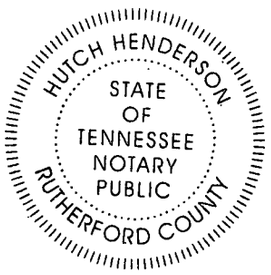
Denise N. Swint

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard Swint and Denise N. Swint**, 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 Hendersonville, TN, this 31st day of July, 2015.

Hutch Henderson
State of Tennessee at Large




My Commission expires: 04/17/16