BILL GARRETT, Davidson County
Trans:T20150072226 DEEDWARR
Recvd: 08/26/15 08:32 3 pgs
Fees:18.00 Taxes:1021.20

20150826-0086158

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$276,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|11th DAY OF August, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Swagerty 1430 Bridgecross Parkway Hermitage, TN 37076	Vertex Community Bank 7001 Preston Road #100 Dallas, TX 75205	098-06-0-A--034.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lowana F. Hudson, unamarried, Reyna Garcia, unmarried, and Kelly Kuchrowy, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sarah E. Swagerty, a single woman

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, TN, being Lot No. 33, on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, Register's Office for Davidson, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lowana F. Hudson, unmarried, and Reyna Garcia, unmarried, and Kelly Kuchrowy, unmarried, as joint tenants with right of survivorship by Warranty Deed from The Jones Company of Tennessee, LLC dated August 27, 2010 of record in Instrument Number 20100903-0070217, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20051104-0133897, and Surveyor's Certificate of Correction of record in Instrument #20060608-0067981, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Instrument Number 20051024-0128043, Register's Office for Davidson County, Tennessee.
4) Property is subject to the Charter for Bridgewater Master Association of record in Instrument Number 20060223-0021110, said Register's Office.
5) Property is subject to an Easement for ROW and Maintenance to Mary Ann Thompson of record in Instrument Number 20050929-0117150, said Register's Office.
6) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government of record in Instrument Number 20060120-0008000, said Register's Office.
7) Property is subject to an Easement for a Stormwater Detention Agreement to the Metropolitan Government of record in Instrument Number 20050222-0019150, said Register's Office.
8) Property is subject to a conveyance for Open Spaces of record in Instrument Number 20091110-0103837, said Register's Office.
9) Property is subject to a Maintenance Agreement of record in Instrument Number 20051024-0128043, said Register's Office.

10) Property is subject to a TVA Easement of record in Book 1291, Page 99, and Book 1318, Page 28, said Register's Office.
11) Property is subject to a ROW for a Graveyard of record in Instrument Number 20060726-0090108, said Register's Office.
12) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1430 Bridgecross Parkway, 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 hand(s) this 20th day of August, 2015.

Lowana F Hudson 8/20/15
Lowana F. Hudson

ID: FLDL # H325-576-68-608

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, Lowana F. Hudson with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2015.

Sylvia Matta
NOTARY PUBLIC

My Commission Expires: 1/31/19

SYLVIA MATTA
Notary Public - State of Florida
Commission # FF 184148
My Comm. Expires Jan 31, 2019
Bonded through National Notary Assn.

Kelly Kuchrowy
Kelly Kuchrowy

ID: TN DL # 124173674

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, Kelly Kuchrowy with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2015.

Sylvia Matta
NOTARY PUBLIC

My Commission Expires: 1/31/19

SYLVIA MATTA
Notary Public - State of Florida
Commission # FF 184148
My Comm. Expires Jan 31, 2019
Bonded through National Notary Assn.

Reyna Garcia

STATE OF Florida
COUNTY OF orange

Personally appeared before me, Reyna Garcia with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19TH day of August, 2015.

NOTARY PUBLIC

My Commission Expires:

SEAN M. PRICE
Notary Public, State of Florida
Commission# FF 178868
My comm. expires Nov. 23, 2018

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076