#32515

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32515-06-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. Chris Swicegood Affiant Subscribed and sworn to before me this 28th day of August, 2015. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Chris Swicegood, Lolly Swicegood 6517 Rolling Fork Dr. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 02 0 041 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Regan and Julie T. Regan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Swicegood and Lolly Swicegood, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6517 Rolling Fork Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/28/15 15:17 4 pgs
Fees:23.00 Taxes:1269.10
20150828-0087588

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2015.

Michael D. Regan

Julie T. Regan by MDR

Julie T. Regan
BY: Michael D. Regan, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael D. Regan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael D. Regan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Julie T. Regan** and is authorized by the said **Julie T. Regan** to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of August, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 925 on the Plan of West Meade Farms, Inc. Section XI, as of record in Plat Book 2331, pages 102 & 103, as amended in Book 2696, page 570, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J.G. Regan, Jr. and wife Adelaide J. Regan, by deed dated July 22, 1968 from James O. Miller and wife, June G. Miller, of record in Book 4253, page 461, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated February 18, 2000 in Instrument No. 20000223-0017934, Register's Office for Davidson County, Tennessee, James G. Regan, Jr. and wife Adelaide J. Regan conveyed their interest in subject property to Adelaide J. Regan. Adelaide J. Regan died on April 25, 2013 leaving a Last Will and Testament probated and filed in Docket No. 13P1156, Davidson County Probate Court Clerk's Office. Pursuant to the terms of the Last Will and Testament, subject property was devised to Michael D. Regan, Julie T. Regan, and James G. Regan, Jr. James G. Regan, Jr. died on July 5, 2015 leaving a Last Will and Testament probated and filed in Docket No. 15P1176, Davidson County Probate Court Clerk's Office. Pursuant to the terms of the Last Will and Testament, James G. Regan, Jr. devised his interest in subject property to Michael D. Regan and Julie T. Regan.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Restrictive covenants contained in an instrument of record in Book 2493, page 247, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 2331, pages 102 and 103, as amended in Book 2696, page 570, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016