WARRANTY DEED

Please Record and Retrun To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

MARGARET R. MANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig F. Swartz	Mortgage Investors Group	097-16-OA-099.00
(NAME)	(NAME)	
5108 Bay Overlook Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150074211 DEEDWARR
Recvd: 09/01/15 10:23 2 pgs
Fees:13.00 Taxes:913.90
20150901-0088554

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David T. Keehan and Gwen E. Keehan, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Craig F. Swartz and Lorraine L. Swartz, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 30 on the Plan of The Peninsula Phase Three Section One, of record in Plat Book 9700, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David T. Keehan and Gwen E. Keehan, husband and wife by Warranty Deed from Fox Ridge Homes, Inc., dated 05/26/1999, recorded 06/04/1999, of record in Book 11512, Page 573, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 724; Covenants, conditions, easements and restrictions of record in Book 9564, Page 693, Supplementary Declaration of record in Book 10333, Page 219, First Amendment of record in Book 11258, Page 85, Bylaws of record in Book 11181, Page 371, Amendment to the Bylaws of record in Book 10973, Page 39, First Amendment to Bylaws of record in Instrument No. 200008220083193, Second Amendment to Bylaws of record in Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin and Easement contained in Deed of Conveyance of record in Book 10693, Page 726, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5108 Bay Overlook Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 28th day of August, 2015.

David T. Keehan

Gwen E. Keehan

State of Tennessee
County of Wilson

Personally appeared before me David T. Keehan and Gwen E. Keehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122