WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150074620 DEEDWARR
Recvd: 09/02/15 08:06 3 pgs
Fees: 18.00 Taxes: 444.00
20150902-0089045

Y-FSBO-15-4031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cristy Weems	Quicken Loans, Inc.	
(NAME)	(NAME)	**041040 02100**
308 E Marthona Rd	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FAYE SWAFFORD DENNIS AND FRANCES WOOD AND NOEL SWAFFORD, JR. AND DIANNE CANNON AND VICKIE FARLISS AND TERRIE LEE SWAFFORD,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CRISTY WEEMS,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Dalemere Subdivision, Section 1 of record in Plat Book 2900, Page 35, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 1 fronts 160.52 feet on the easterly side of Marydale Drive, and extends back between lines, 166.86 feet on the northerly line and 284.8 feet on the southerly line, to an irregular line, being the rear line of Lot No. 3, on which it measures 231.75 feet.

Being the same property conveyed to Willie Noel Swafford and wife, Sue Anna D. Swafford by warranty deed from Oliver H. Dale and wife, Claudine M. Dale of record in Book 3131, page 389, Register's Office for Davidson County, Tennessee, dated 09/20/1960 and recorded on 09/21/1960.

The said Willie Noel Swafford died March 18, 2013, having been predeceased by Sue Anna D. Swafford, and by his will probated in case no. 13P-812 of the Probate Court for Davidson County, Tennessee, left this property to Alice Faye Swafford Dennis (aka Faye Dennis), Frances Sue Swafford Wood (aka Frances Wood and being one and the same as Francis Wood), Willie Noel Mathew Swafford, Jr. (aka Noel Swafford, Jr.), Cecilia Dianne Swafford Cannon (aka Dianne Cannon), Vickie Magaline Swafford Farliss (aka Vickie Farliss), and Terrie Lee Swafford. See also Affidavit of Inheritance of Real Estate in Instrument No. 20131126-0121246, Register's Office for Davidson County, Tennessee. The said Willie Noel Mathew Swafford, Jr. (aka Noel Swafford, Jr.) further joins in this conveyance as Executor to convey any and all interest the Estate may have in said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 2900, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2960, Page 222, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6196, Page 564, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4031 Marydale Drive , Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 25 DAY OF AUGUST, 2015.

Faye Dennis

Faye Dennis

Frances L. Wood

Frances Wood

Noel Swafford Jr.

Noel Swafford, Jr.

Dianne Cannon

Dianne Cannon

Vickie Farliss

Vickie Farliss

Terrie Lee Swafford

Terrie Lee Swafford

Noel Swafford Jr. Executor

Noel Swafford, Jr. (aka Willie Noel Mathew Swafford, Jr.), Executor of the Estate of Willie Noel Mathew Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYE DENNIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

J. Michele Witten

Notary Public

My Commission Expires: 3/5/17
(SEAL)

J. MICHELE WITTEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

J. Michele Witten

Notary Public
My Commission Expires: 3/5/17
(SEAL)

J. MICHELE WITTEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOEL SWAFFORD, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2015.

Notary Public

My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE CANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3/5/17
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKIE FARLISS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3/5/17
(SEAL)

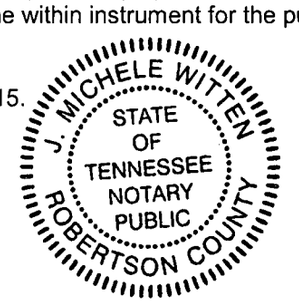


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRIE LEE SWAFFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3/5/17
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Noel Swafford, Jr., Executor of the Willie Noel Mathew Swafford Estate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of August, 2015.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212