BILL GARRETT, Davidson County
Trans:T20150075830 DEEDWARR
Recvd: 09/04/15 14:06 2 pgs
Fees:13.00 Taxes:1110.00
20150904-0090569

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather A. Sevcik, an unmarried woman	SWBC Mortgage Corporation (NAME)	02900008100
5869 Eatons Creek Road (ADDRESS)	9311 San Pedro, Ste. 100 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sherrie Forbes, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Heather A. Sevcik, an unmarried woman, hereinafter called the Grantees, 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, DESCRIBED AS FOLLOWS:

BEING IN THE 14TH FORMERLY 24TH CIVIL DISTRICT OF SAID COUNTY, ON EATON CREEK AND DESCRIBED ACCORDING TO A SURVEY MADE BY M. B. KNIGHT, CIVIL ENGINEER, ON OCTOBER 18, 1920, AS FOLLOWS: BEGINNING AT A STAKE IN PETER FORTE'S WEST LINE, THE SOUTHEAST CORNER OF JAMES ARRINGTON'S 11.6 ACRE TRACT; THENCE WITH THE SOUTH LINE OF SAID TRACT, SOUTH 51-3/4 DEGREES WEST 54 POLES TO A STAKE, THE SOUTHWEST CORNER OF SAID ARRINGTON TRACT, HACKENBEIL'S EAST LINE; THENCE WITH HACKBEIL'S LINE, SOUTH 3 DEGREES WEST 25.7 POLES, SOUTH 73 DEGREES EAST 7-2/5 POLES, SOUTH 42 DEGREES EAST 18 POLES AND SOUTH 10 DEGREES EAST 18.14 POLES TO THE CENTER OF EATON CREEK ROAD; HACKENBEIL'S SOUTHEAST CORNER; THENCE WITH THE CENTER OF SAID ROAD, EAST 19.92 POLES TO THE SOUTHEAST CORNER OF THE ORIGINAL 100 ACRE TRACT OF G. HACKENBEIL; THENCE CONTINUING WITH THE CENTER OF SAID ROAD, 53 DEGREES EAST 35.84 POLES TO A POINT WHERE PETER FORTE'S SOUTH LINE CROSSES SAID ROAD; THENCE WITH FORTE'S SOUTH LINE, NORTH 88 DEGREES WEST 27.68 POLES TO A PILE OF ROCK, SAID FORTE'S SOUTHWEST CORNER; THENCE WITH SAID FORTE'S WEST LINE, NORTH 69.7 POLES TO THE BEGINNING, CONTAINING 18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SHERRIE FORBES BY DEED FROM CANDACE DAWN YOUNG OF RECORD BY INSTRUMENT NO. 20141114-0105053, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTEE TO BE RESPONSIBLE FOR ALL "ROLL-BACK" TAXES.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5869 Eatons Creek Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 28th day of August, 2015.

Sherrie Forbes

STATE OF Tennessee

COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072