Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20150079012 DEEDWARR
Recvd: 09/17/15 10:11 2 pgs
Fees:13.00 Taxes:832.50
20150917-0094320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2015.

Notary Public

My commission expires: 1-24-17

(Notary Stamp)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AHOS 8, LLC	**Robert G. Swindell, Jr** **Nancy L. Swindell**	**Map/Parcel: 148-00-0-208.00**
1420 Rocky Ridge Drive, Suite 100	**500 Sandcastle Road**	
Roseville, CA 95661-2834	**Franklin, TN 37069**	

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 ACKNOWLEDGE, WE,

Underwood Repair Service, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AHOS 8, LLC, a Tennessee limited liability co.

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, Tennessee, being Lot No. 1 on the Plan of Antioch Commercial P.U.D. Section 1, of record in Plat Book 5190, Page 734, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William R. Underwood, by Warranty Deed, from Jesse R. Wright and wife, Laurene W. Wright, dated July 22, 1999, of record in Book 11597, Page 1, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Underwood Repair Service, Inc., by Quitclaim Deed, from William R. Underwood, dated February 17, 2005, of record in Instrument No. 20050304-0024171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5190, Page 734, Register's Office for DAVIDSON County, Tennessee.
Sewer Tap Agreement of record in Book 6087, Page 464, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1706 Antioch Pike, Antioch, TN 37013.

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 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 my/our hand(s) this 11th day of September, 2015.

Underwood Repair Service, Inc.

By: William R. Underwood, Secretary and Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, William R. Underwood, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary and Vice-President of Underwood Repair Service, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of September, 2015.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150234SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027