BILL GARRETT, Davidson County
Trans:T20150093613 DEEDWARR
Recvd: 11/03/15 11:04 2 pgs
Fees:13.00 Taxes:2127.50
20151103-0111851

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57986
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Roberts Cherie Roberts 6305 Jocelyn Hollow Road Nashville, TN 37205	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 10216001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia L. Swartzbaugh, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Roberts and spouse, Cherie Roberts,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hillwood Estates, Section 7, of record in Book 2133, page 90, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert S. Smith and wife, Lois J. Smith, by Warranty Deed from Alfred M. Kerr, Jr. and Third National Bank in Nashville, as Executor of the Estate of Marie Jackson Summers Kerr, dated October 1, 1970 and recorded on October 1, 1970, of record in Book 4449, page 269, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated September 22, 1992, recorded September 30, 1992, of record in Book 8742, page 941, said Register's Office the said Robert S. Smith conveyed his interest in subject property to Lois J. Smith. The said Lois J. Smith conveyed her interest in subject property to Patricia L. Swartzbaugh by Quitclaim Deed dated December 19, 2012, recorded December 21, 2012, of record in Inst. No. 20121221-0118081, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 90, said Register's Office, which Plan shows a 100 foot minimum building setback line from Hickory Valley Road, a 70 foot setback line from West Hillwood Drive, and a 10 foot easement for public utility purposes along the westerly rear and northerly side lines of said lot.

This is improved property, known as 6012 Hickory Valley Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2015.

Patricia L. Swartzbaugh

State of Tennessee

County of Davidson

On this 30th day of October, 2015, before me the undersigned authority, personally appeared Patricia L. Swartzbaugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2015.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY