BILL GARRETT, Davidson County
Trans:T20150094495 DEEDWARR
Recvd: 11/05/15 13:32 2 pgs
Fees:13.00 Taxes:573.50
20151105-0112900

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-1505

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2015

Notary Public
Commission Expires: 06-19-2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cameron M. Chase 705 Charlie Gann Rd. Old Hickory, TN 37138	PHH Mortgage Corporation 1 Mortgage Way Mount Laurel, NJ 08054	063-04-0-088.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brian Swinford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron M. Chase, an unmarried man

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. 4 on the plan of the Revised Final Plat for Section 2 (Lots 4-30), Range Heights Subdivision, of record in Book 8250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Brian Swinford and wife, Nannette Swinford, by Warranty Deed from Alice Marie Presley, unmarried, dated 3/28/07 and recorded 4/4/07 in Instrument No. 20070404-0040626, Register's Office for Davidson County, Tennessee. The said Brian Swinford and Nannette Swinford, now known as Nannette Frances Gunn, having since divorced. Pursuant to the terms mandated by the Final Decree of Divorce (No. 12-D-549), in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, the said Nannette Frances Gunn quitclaimed her interest in subject property to Brian Swinford, a/k/a Brian Michael Swinford, by Quitclaim Deed of record in Instrument No. 20151105-0112899, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 705 Charlie Gann Rd., Old Hickory, TN 37138.

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 so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2015.

Brian Swinford

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2015.

Notary Public
My Commission Expires: 1-18-16

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016