FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$49,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 6, 2015.** Notary Public MY COMMISSION EXPIRES: 3/9/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150095732 DEEDWARR
Recvd: 11/10/15 10:36 2 pgs
Fees:13.00 Taxes:183.15
20151110-0114313

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0435

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ann Barbee	**SAME AS NEW OWNER**	**41-30.01**
(NAME) **109 Black Patch Drive**	(NAME)	
(ADDRESS) **Springfield ,TN 37172**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rodney Glenn Swann and Mary Dianne Swann, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Ann Barbee and Ricky Barbee, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 3rd Council District of Davidson County, Tennessee, and a portion of that property conveyed to Rodney Glenn Swann and Mary Dianne Swann and Ethel Mai Oldham in DB 7507, PG 547 R.O.D.C. T., whereas the legal description was inaccurate, and is more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095, dated 9/21/2015, as follows:

Beginning at a existing iron pin, said pin being the most northeast corner of Russell Eugene Day in (DB 3278, PG 409 RODCT), and the most southeast corner to herein described tract; Thence with the northerly line of said Day N 83 deg. 01' 49" W, 223.11' to a iron pin in the easterly margin of Creek Trail Drive; Thence now leaving said previous said Day with said margin for the next two calls: N 14 deg. 59' 54" E, 54.86'; Thence with a curve to the left (I= 15 deg. 10' 23", R=867.80' & CB= N 06 deg. 37' 49" E, 229.14) L=229.81' to a set iron pin; Thence now leaving said margin N 83 deg. 25' 28" E, 193.29' to an iron pin in the westerly line of Kacey & Janet Knight in (QCD 20100601-0041750 RODCT); Thence with the line of said Knight S 01 deg. 30' 00' W, 204.91' to an iron pin at a corner post, marking the most southwest of said Knight; Thence now leaving said Knight S 02 deg. 40' 57" W, 125.11' to the point of beginning containing 1.408 acres.

Being a portion of the same property conveyed to Rodney Glenn Swann and Mary Dianne Swann and Ethel Mai Oldham, as joint tenants with right of survivorship, by Warranty Deed from James Lurton Buchanan and Ludie Elizabeth Buchanan heir of Lionel A. Buchanan a/k/a Lionel Algie Buchanan, Sr., filed for record on Aril 4, 1988 at Book 7507, Page 547, Register's Office of Davidson County, Tennessee. The said Ethel Mai Oldham having since died March 12, 2006, vesting property to Rodney Glenn Swann and Mary Dianne Swann.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **0 Creek Trail Drive, Whites Creek, TN 37189**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **November, 2015**.

Rodney Glenn Swann

Rodney Glenn Swann By Mary Dianne Swann Mary Dianne Swann

By: Mary Dianne Swann, As Attorney In Fact ALF Mary Dianne Swann

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Mary Dianne Swann, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Rodney Glenn Swann, and who acknowledged that she executed the same as the free act and deed of the said Rodney Glenn Swann, by virtue of a Power of Attorney, duly executed and recorded.

Witness my hand and official seal on 11/06/2015.

NOTARY

My Commission Expires: 3/9/19

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Mary Dianne Swann, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 11/06/2015.

NOTARY

My Commission Expires: 3/9/19