THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15105724** BILL GARRETT, Davidson County Trans:T20150100195 DEEDWARR Recvd: 11/25/15 08:22 2 pgs Fees:13.00 Taxes:1003.63 20151125-0119428	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,250.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2015. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Esther E. Swafford Thomas R Swafford Dora V Swafford 7823 Oakfield Grove Brentwood TN 37027-8831	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0-A 28100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary S. Blazer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Esther E. Swafford, a married woman and Thomas R Swafford and Dora V Swafford, husband and wife, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1008 on the Plan of Autumn Oaks Subdivision, Phase 10A, A Cluster Lot Subdivision of record in Plat Book 20130812-0084048, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary S. Blazer by warranty deed from James M. Davis, unmarried of record in Instrument No. 20150225-0016189 Register's Office for Davidson County, Tennessee, dated 02/23/2015 and recorded on 02/25/2015.

The execution of this instrument is effected by the signature of Rachel N. Haltiwanger as Attorney-in-fact for Zachary S. Blazer, which Power of Attorney is recorded in Instrument No. 20151125-0119427 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Instrument Number 20130812-0084048, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., and the By-Laws appended thereto, of record in Instrument Number 20010912-0099443, as amended in Instrument Number 20030513-0064238, Instrument Number 20100414-0028160 and Instrument Number 20101206-0096935, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 196 & 199, Book 11217, Page 799, and Book 7515, page 298, in the Register's Office for Davidson County, Tennessee.

Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created. Including but not limited to a one-fourth acre reserved for graveyard with right of ingress and egress as setout of record in Book 261, page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20030110-0004645 and Instrument Number 20040128-0010895, 20050222-0018903 in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, page 667, in the Register's Office for Davidson County, Tennessee.

Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in the Register's Office for Davidson County, Tennessee.

Contract of Easement and furnishing of water of record in Book 3376, page 239, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, page 271 and Partial Release of Right of Way of record in Book 6968, page 25, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, page 547, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097319, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7823 Oakfield Grove Brentwood TN 37027-8831.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2015.

Zachary S. Blazer by
Rachel N. Haltiwanger as attorney
Zachary S. Blazer by Rachel N. Haltiwanger as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel N Haltiwanger, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Zachary S. Blazer of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018