WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017685 DEEDWARR
Recvd: 03/03/16 13:56 2 pgs
Fees:13.00 Taxes:577.20
20160303-0020572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1/29/20
(AFFIX SEAL)

PRESTON MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David A. Hernandez	United Shore Financial	176 05 0A 033.00
(NAME)	(NAME)	
6705 Birchbrook Dr.	1414 East Maple Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Six Thousand And No/100 Dollars ($156,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scott W. Swinney**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David A. Hernandez**, **married** 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 Number 50 on the Plan of Hickory Woods Estates Section C, of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott W. Swinney, unmarried by Warranty Deed from Norman McLean, married dated September 26, 2003 and recorded October 28, 2003 as Instrument No. 200310280158438, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6705 Birchbrook Dr., Antioch, TN 37013

File Number: MFR-160314SSO

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 do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this 1st day of March, 2016.

Scott W. Swinney

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Scott W. Swinneythe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal~~, this the 1st day of March, 2016.

Notary Public

My Commission Expires: 1/29/20

(SEAL)

PRESTON MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MFR-160314SSO