BILL GARRETT, Davidson County
Trans:T20160021530 DEEDWARR
Recvd: 03/16/16 11:33 2 pgs
Fees:13.00 Taxes:370.00
20160316-0024976

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Michael D. Swift, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Jeffery M. Hinton and Terri L. Hinton, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

land in Davidson County, Tennessee, being Unit No. 515 of Steeplechase Condominiums, according to the Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, and Plan in Book 6200, Page 454, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

This is the same property designated as Map/Parcel No. 86-6-A-515.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Michael D. Swift, unmarried, by Special Warranty Deed of record at Instrument No. 20110908-0069649, in the Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plat of record in Book 6200, page 454, Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2016** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 8th day of March, 2016.

Michael D. Swift

State of Kentucky
County of Simpson

On this the 8th day of March, 2016, before me, a Notary Public, In and for said State and County, duly commissioned and qualified, personally appeared Michael D. Swift to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Casey Nicole Gammons
Notary Public ID-529178

My Commission Expires: 3-3-19

CASEY NICOLE CAMMONS NOTARY PUBLIC STATE AT LARGE KY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 8th day of March, 2016.

Casey Nicole Gammons
Notary Public ID-529178

My Commission Expires: 3-3-19

CASEY NICOLE CAMMONS NOTARY PUBLIC STATE AT LARGE KY

MAIL TAX BILLS AND DEED TO:
Jeffery M Hinton
253 Oakridge LN
Franklin, Ky 42134

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Jeffery M. Hinton
515 Chandler Place
Hermitage, TN 37076

File No.: 166997

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $100,000
Affiant
Subscribed and sworn before me this the 16 Day of March, 2016.
, Deputy Register