WARRANTY DEED

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph D. Demonico	Flagstar Bank, FSB	173-05-0A-123.00 CO
(NAME)	(NAME)	
1824 Stryker Place	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Troy, MI 48098-2639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jared E. Swekosky, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph D. Demonico, a single 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:

Being all of Lot No. 123 (One Hundred Twenty Three) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jared E. Swekosky, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137430, in the Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1918 Shaylin Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160029064 DEEDWARR
Recvd: 04/11/16 09:51 2 pgs
Fees:13.00 Taxes:554.63
20160411-0034297

Witness my hand this 1st day of April, 2016.

Jared E. Swekosky

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jared E. Swekosky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person 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 Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020