WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031859 DEEDWARR
Recvd: 04/19/16 10:36 2 pgs
Fees:13.00 Taxes:666.00
20160419-0037602

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 7/3d/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stephanie L Swann	Reliant Bank	65 13 78
(NAME)	(NAME)	
4816 Shshone Drive	1736 Carothers Pkwy, Ste 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160517

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Brett C. Swann and wife Teresa L. Swann, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Stephanie L Swann a married person, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 5 on the Plan of Knollview, of record in Book 6900,. Page 71, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Brett C. Swann and wife, Teresa L. Swann by Warranty Deed from Projects, Etc., Inc., dated November 26, 2007 and filed of record in Instrument 20071127-0137453, Register's Office for Davidson County, Tennessee

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6931, page 283, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4816 Shshone Drive, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of April, 2016

Brett C. Swann

Teresa L. Swann

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brett C. Swann and wife Teresa L. Swann, the 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, at office, this 15th of April, 2016.

Notary Public

My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY