This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $441,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2016.

Notary Public
My commission expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160036524 DEEDWARR
Recvd: 05/03/16 10:46 2 pgs
Fees:13.00 Taxes:1631.70
20160503-0043352

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Douglas Swain 5809 Fireside Dr Brentwood, TN 37027	~~NEW OWNER~~ Ameris Bank 1800 Parkway PL 4820 Marietta GA 30067	160-16-0-011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HEATH SHARPTON AND WIFE, HILLARY L. SHARPTON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN DOUGLAS SWAIN AND YVETTE DAWN SWAIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: husband to wife

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Phase 3, Hearthstone of record in Plat Book 5200, Page 509, and amended in Book 6081, Page 766 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 49 fronts 97.57 feet on the Northerly margin of Fireside Drive and extends back 213.46 feet on the Easterly line and 191.86 feet on the Westerly line to a broken line in the rear, measuring 138.03 feet thereon.

Being the same property conveyed to Heath Sharpton and wife, Hillary L. Sharpton by Warranty deed from James A. Plourde and wife, Katherine N. Plourde of record in Instrument No. 20090901-0082053 Register's Office for Davidson County, Tennessee, dated August 24, 2009 and recorded on September 01, 2009. (Value of consideration shown in aforementioned deed $368,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 5809 Fireside Dr, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HS

4278

Witness my hand this the 29th day of April, 2016.

Heath Sharpton

Hillary L. Sharpton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heath Sharpton and Hillary L. Sharpton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY