WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Y-CB-16-604-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul T. Swaffer	Owner	
(NAME)	(NAME)	**53-12-248.00**
604 Lakemeade Point		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JADA ARMOUR, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL T. SWAFFER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, described as follows to-wit: Lot No. 211 on the Plan of Final Plat, Phase Two of the Villas of Lakemeade of record in Book 7900, Page 983, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jada Armour by Warranty Deed from Greer C. Tidwell, Jr., Trustee of the GT Trust dated December 24, 2012, recorded on the 4th day of November, 2013 in Instrument No. 20131104-0114150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Plat of LIFE AND CASUALTY INSURANCE CO'S SUBDIVISION, as recorded in Plat Book 843, Page(s) 56 and VILLAS OF LAKEMEADE, PHASE TWO recorded in Plat Book 7900, Page 983.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9434, Page 355.
- Easement to Southern Bell, recorded in Book 924, Page 121 and Book 946, Page 64.
- Easement for Sewer, recorded in Book 3160, Page 533.
- Easement for Sanitary Sewer, recorded in Book 10693, Page 714.
- Easement for Water Main, recorded in Book 10693, Page 718.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Lakemeade Point, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160036951 DEEDWARR
Recvd: 05/04/16 09:47 2 pgs
Fees:13.00 Taxes:1646.50
20160504-0043870

Witness my/our hand(s) this the 29th DAY OF APRIL, 2016.

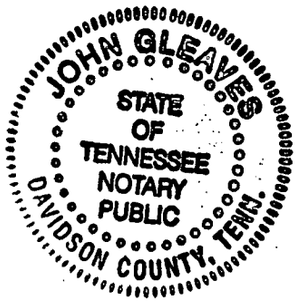
Jada Armour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JADA ARMOUR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212