WARRANTY DEED

16-0237

[redacted]
Mt. Juliet, TN 37122

B-BR-16-3525-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
Jacob E. Swimmer and Heidi Swimmer	first community Mortg. Inc	
(NAME) **3525 Harborwood Circle**	(NAME) 275 Robert Rose drive	**108-12-0B-201.00-CO**
(ADDRESS) **Nashville, TN 37214-4380**	(ADDRESS) Murfreesboro TN 37129	
(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, **GERALD JOHN LEISKE AND RITA LEISKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEIDI R. SWIMMER AND JACOB E. SWIMMER, WIFE AND HUSBAND,** 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, being Lot No. 6 on the Plan of Final Plat Section One, Harborview - Final Phase, a Planned Unit Development of record in Plat Book 9700, Page 192, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald John Leiske and Rita Leiske, husband and wife by Warranty deed from Bill Hurst and wife, Rebecca Hurst of record in Instrument No. 20050404-0036639 Register's Office for Davidson County, Tennessee, dated March 30, 2005 and recorded on April 04, 2005.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 9700, Page 192 and Book 6900, Pages 577 through 581, inclusive.
- Covenants, Conditions and Restrictions of record in Book 10125, Page 494 as amended in Book 10344, Page 233, Book 10386, Page 334, Boo 10937, Page 376, Book 10386, Page 334 and Instrument No.19911215-0303474.
- By-Laws of Harborview Final Phase Homeowner's Association of record in Book 10316, Page 891.
- Charter of Harborview Final Phase Homeowner's Association of record in Book 10316, Page 886.
- Easement(s) of record in Book 8068, Page 723 and Book 9821, Page 134.
- Sanitary Sewer and/or storm drainage easement of record in Book 5856, Page 80, Book 5856, Page 84; Book 5658, Page 984 and Book 5795, Page 181.
- Storm water Detention Agreement of record in Book 7390, Page 270.
- Deeds of Conveyance for sanitary sewers and water mains of record in Book 6147, Page 886; Book 6147, Page 893 and Book 5807, Page 381.
- Restrictions of record as Instrument Number 20050404-0036639.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 Harborwood Circle , Nashville, Tennessee 37214-4380**.

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:T20160064444 DEEDWARR
Recvd: 07/27/16 09:09 2 pgs
Fees:13.00 Taxes:1073.00

20160727-0077135

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

Gerald John Leiske by Rita Leiske, attorney-in-fact

Gerald John Leiske by Rita Leiske, attorney-in-fact

Rita Leiske

Rita Leiske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITA LEISKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALD JOHN LEISKE, and who acknowledged he/she/they executed the same as the free act and deed of the said GERALD JOHN LEISKE.

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

Mary Frances Rudy

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD JOHN LEISKE, 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 June, 2016.

Mary Frances Rudy

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



RETURN TO:
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Nashville, TN 37212