BILL GARRETT, Davidson County
Trans:T20160065129 DEEDWARR
Recvd: 07/28/16 15:59 2 pgs
Fees:13.00 Taxes:1794.50
20160728-0078075

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

Meredith Mally
Affiant

Subscribed and sworn to before me, this 25th day of July, 2016.

Notary Public
My commission expires: 8·23·16

02-1606-49937

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jim A. Sweeney 1248 Beech Hollow Drive Nashville TN 37211	Renasant Bank 2001 PARK PLACE N. #150 BIRMINGHAM, AL 35203	180-02-0-A-059.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle Taylor Filaroski, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jim A. Sweeney, unmarried**, hereinafter called the Grantees, their successors and assigns, a 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. 18, on the Plan of Section Two, The Ridge at Stone Creek, of record in Instrument No. 20060120-0007577, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Taylor Filaroski, a married woman by deed from Drees Premier Homes, Inc., an Ohio Corporation, dated September 30, 2008, recorded October 2, 2008, of record in Instrument No. 20081002-0100142, Register's Office for Davidson County, Tennessee. The said Michelle Filaroski having since divorced by Final Decree of Divorce in Case No. 12D-1348, Third Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Michelle Taylor Filaroski by Quitclaim Deed from Mark Russell Filaroski, dated November 20, 2012, recorded November 28, 2012, of record in Instrument No. 20121128-0108937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1248 Beech Hollow Drive, Nashville, TN 37211.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 25th day of July, 2016.

Michelle Taylor Filaroski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michelle Taylor Filaroski**, 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 in Brentwood, TN, this 25th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 4/22/20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY