BILL GARRETT, Davidson County
Trans:T20160071522 DEEDWARR
Recvd: 08/17/16 11:44 2 pgs
Fees:13.00 Taxes:925.00
20160817-0085865

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Paul Drake
6112 Allen Court
Hermitage, TN 37076

MORTGAGEE
F + M Bank
50 Franklin Street
Clarksville, TN 37040

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 087 09 0
PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wayne Swindle and wife, Gina Swindle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul Drake , unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the Final Plat of New Hope Estates, Phase Three, of record in Plat Book 9700, Page 494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wayne Swindle and wife, Gina Swindle by deed from Corinthian Custom Homes, Inc., dated October 31, 2002, of record in Instrument No. 20021105-0136053, Register's Office for Davidson County, Tennessee.
Wayne Swindle and Jerry Wayne Swindle are one and the same person.
Gina Swindle and Gina R. Swindle are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 11665, Page 811, as amended in Instrument No. 20000322-0029281; Easement for Sanitary Sewer in Book 9550, Page 330; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 494, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **6112 Allen Court Hermitage, TN 37076.**

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 we do covenant with the said Grantees 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 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 our hands this 15th day of August, 2016.

Wayne Swindle

Gina Swindle

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wayne Swindle and wife, Gina Swindle, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2016.

NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2016.

NOTARY PUBLIC

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 1-8-19