WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-32940

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence C. Vail	SWBC Mortgage Corporation	162 12 OB 090.00
(NAME)	(NAME)	
1345 Bell Road, 417	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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 considerations, the receipt of which is hereby acknowledged, I, **Douglas C. Swisher**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lawrence C. Vail and Valentina R. Vail, as husband and wife**, hereinafter called the GRANTEE(S), 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 all of Unit No. 10B on the Plan of Final Plat, Phase II, Villas at Belle Parke (formerly Mill Creek Village), of record in Plat Instrument No. 200207220087814, Master Deed recorded in Instrument No. 200209110110959, Amendment to Master Deed recorded in Instrument No. 200402180018915, Instrument No. 200210250130922 and Instrument No. 200305150066792, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas C. Swisher, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 09/27/2004 recorded 10/04/2004, of record in Instrument No. 20041004-0119306, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to :
All matters shown on the plat of record in Plat Instrument No. 200207220087814, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020911-0110959, Amendment to Master Deed and Bylaws of record in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, Instrument No. 20040218-0018915, in the Register's Office for Davidson County, Tennessee.
Easement Contained in Warranty Deed of record in Book 7838, Page 934, in the Register's Office for Davidson County, Tennessee.
Declaration of Drainage Easement of record in Instrument No. 20011116-0125961, Instrument No. 20020322-0035169, in the Register's Office for Davidson County, Tennessee.
Easement Contained in Special Warranty Deed of record in Instrument No. 20011217-0138710, in

BILL GARRETT, Davidson County
Trans:T20160071576 DEEDWARR
Recvd: 08/17/16 13:29 2 pgs
Fees:13.00 Taxes:481.00
20160817-0085931

the Register's Office for Davidson County, Tennessee.
Subdivision Plat Agreement of record in Instrument No. 20011217-0138712, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020320-0034488, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130517-0050095, in the Register's Office for Davidson County, Tennessee.
Charter of Villas at Belle Parke Homeowners' Association, Inc., of record in Instrument No. 20020911-0110958, in the Register's Office for Davidson County, Tennessee.
18. If improvements are completed after January 1 of any year, the Law requires sup

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1345 Bell Road, 417, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 10 day of AUGUST 2016

Douglas C. Swisher

State of Tennessee
County of Williamson

Personally appeared before me Douglas C. Swisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2016.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File No.: 01288-32940
SMG TN Warranty Deed