This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/19/16 13:55 3 pgs
Fees:18.00 Taxes:647.50
20161019-0110608

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy J & Cynthia R Swanson 2915 Lakeland Drive Nashville, TN 37214	Community Mortgage 19045 E. Valley View Pkwy Independence, MO 64055	096140-05000

THIS INDENTURE, made this 17th day of October, 2016 between

Tammy L. Biggs, an unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Timothy J. Swanson and Cynthia R. Swanson, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 397 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, Page 92, Register's Office for said County.

Said Lot 397 fronts 65 feet on the south side of Bealwood Drive and runs back between lines 156.5 feet on the west line and 156.6 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Tammy L. Biggs, an unmarried woman by Warranty Deed dated 6/22/09 from Louise Evans Modrall, a widow of record in Instrument Number 20090701-0061348, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2915 Lakeland Drive, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Tammy L. Biggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tammy L. Biggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of October, 2016.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $175,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of October, 2016.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE