BILL GARRETT, Davidson County
Trans:T20160100243 DEEDWARR
Recvd: 11/14/16 13:52 2 pgs
Fees:13.00 Taxes:1357.90
20161114-0119771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public

My commission expires: 8.21.17

(Notary Stamp)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lori Swain	Owner	**064-03-0A-070.00-CO**
1813 Clinch Place		
Old Hickory, TN 37138-1973		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John E. Weber and Brenda R. Weber, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lori Swain, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 163 on the Plan of Phase Twelve, Section Two, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 9700, Page 15, 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 John E. Weber and wife, Brenda R. Weber, by Warranty Deed from Ty Wilkinson and wife, Julie Wilkinson, of record as Instrument No. 20030205-0016265 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1813 Clinch Place, Old Hickory, TN 37138-1973.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of November, 2016.

John E. Weber

Brenda R. Weber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John E. Weber and Brenda R. Weber, the bargainorS, 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 and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of November, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316327