Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Davidson County	DEEDWARR
Recvd: 11/17/16 10:19	3 pgs
Fees:18.00 Taxes:1054.13	
20161117-0121241	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between George Swatzell and wife, Kayla Swatzell, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Loriann E. Davis, a single woman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit 20, Townhomes of Fredericksburg, Phase Two, Section Five, Revision One, "Carriage Homes of Fredericksburg", as shown on Plat of record in Plat Book 9700, Page 578, revised at Instrument No. 20000804-0077800, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to George Swatzell and wife, Kayla Swatzell by Quitclaim deed dated November 22, 2014 of record in Instrument No. 20141202-0110308, Register's Office of Davidson County, Tennessee.

Map & Parcel: 171030B160-CO

Property Address: 138 Carriage Court, Unit 20, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 15th day of November, 2016.

George Swatzell

Kayla Swatzell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, George Swatzell and Kayla Swatzell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15 day of November, 2016.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $284,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2016.

My commission expires:
3-14-17

Notary Public

NEW PROPERTY OWNER:
Loriann E. Davis
138 Carriage Ct., Unit 20
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:
U. S. Bank Home Mortgage
7601 Penn Ave. S, Ste A1
Richfield, MN 55423

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY