WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: August 14, 2017

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20160111913 DEEDWARR
Recvd: 12/20/16 12:01 2 pgs
Fees:13.00 Taxes:521.70
20161220-0133604

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Swanson	Franklin American Mortgage Co.	10804002400
(NAME)	(NAME)	
870 Norwalk Drive	6100 Tower Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, we, **Bobby Fisher and Deborah Fisher, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Swanson, single person**, hereinafter called the GRANTEE (S), his heirs and/or 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 Lot No. 60A on the Plan of Zone Lot Division Lot Nos. 60, 61 & 62; Section 2, Larchwood, of record in Plat Book 5200, Page 57, as amended in Book 5800, Page 266, 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 Bobby Fisher and Deborah Fisher, husband & wife by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC1, dated 08/13/2010, recorded 09/02/2010, of record in Instrument No. 20100902-0070023, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 57, as amended in Book 5800, Page 266; Covenants, conditions, easements and restrictions of record in Book 5479, Page 443, Amendment to the Restrictive Covenants of record in Book 5688, Page 696, Revised Restrictive Covenants of record in Book 5681, Page 532, Book 6011, Page 130; Covenants, conditions, easements and restrictions of record in Book 6137, Page 478, re-recorded of record in Book 6138, Page 808, in the Register's Office for Davidson County, Tennessee.

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 870 Norwalk Drive, Nashville, TN 37214
(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), his heirs and/or 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), his heirs and/or 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 19th day of December, 2016.

x _____ + _____

Bobby Fisher Deborah Fisher

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 19th day of December, 2016.

_____

Notary Public ~~Tracey Tompkins-MJ~~
My Commission Expires: August 14, 2017

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122