(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of January, 2017.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paula Templeton	EVERETT FINANCIAL	126 02 0A 001.00
(NAME)	(NAME)	
9076 Old Charlotte Pike	14801 Quorum Drive, Ste 300	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Two Thousand Five Hundred And No/100 Dollars ($152,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph V. Sweat and Johanna C. Sweat, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paula Templeton, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 9076 together with the Breezeway in Old Charlotte Pike Condominiums, a Horizontal Property Regime, located on Old Charlotte Road, Pegram, Davidson County, Tennessee, as described in a Master Deed recorded in Book 7627, Page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Old Charlotte Pike Condominiums contained in the Master Deed and Bylaws appended thereto, recorded in Book 7627, Page 656, said Register's Office, is incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joseph V. Sweat and Johanna C. Sweat, husband and wife by Warranty Deed from John D. Patton, an unmarried man dated June 18, 2010 and recorded June 21, 2010 as Instrument No. 201006210048065, said Register's Office for Davidson County, Tennessee.

File Number: NAT-168116SSO

BILL GARRETT, Davidson County
Trans:T20170000677 DEEDWARR
Recvd: 01/04/17 11:07 2 pgs
Fees:13.00 Taxes:564.25
20170104-0000779

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9076 Old Charlotte Pike, Pegram, TN 37143

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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.

Witness our hands this 3 day of January, 2017

Joseph V. Sweat

Johanna C. Sweat

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph V. Sweat and Johanna C. Sweat, the 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, this the 3rd of January, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-168116SSO