RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 35871

Amy J. Farrar
State of Tennessee Notary Public
Rutherford County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2017.

Notary Public

My commission expires: 06/17/2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Albert and Andrea Albert	New Owner	**174 11 0B 06200 CO**
6240 Suzy Drive		
Antioch, TN 37013		

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 D. Swilley and Jame L. Swilley, husband and wife

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

John Albert and Andrea Albert, husband and wife

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

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of The Grove at Cane Ridge, Phase Three, a Cluster Lot Subdivision of record in Plat Book 20131016-0108127, Page , 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 D. Swilley and Jame L. Swilley, husband and wife by warranty deed from Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20140611-0050839 Register's Office for Davidson County, Tennessee, dated 06/09/2014 and recorded on 06/11/2014.

BILL GARRETT, Davidson County
Trans:T20170016467 DEEDWARR
Recvd: 02/24/17 13:49 2 pgs
Fees:13.00 Taxes:998.63
20170224-0018788

This is improved property known as **6240 Suzy Drive, Antioch, TN 37013**.

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: Subject to all matters shown on the Plan of record as Instrument Number 20131016-0108127, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 2004102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182 and Instrument No. 20120604-0048269, Assignment of Declarants Rights of record in Instrument No. 20120524-0045182, Transmission Line Easement of record in Book 4428, Page 565, Dedication of Easement of record in Book 5078, Page 476, Stormwater Detention Agreement of record in Instrument No. 20050413-0041341, Right of Way Easement of record in Instrument No. 20060607-0067535, Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361, Instrument No. 20160614-0059957, and Instrument No. 20110128-0007971, Easement to United Telephone Co of record in Instrument Number 20020123-009340, Stormwater Detention Agreement of record in Instrument Number 20050413-0041341 and Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 21st day of February, 2017.

John D. Swilley

Jame L. Swilley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John D. Swilley and Jame L. Swilley, the bargainor(s), 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 21st day of February, 2017.

Notary Public
My Commission Expires: 06/17/2018

SolomonParks File No. 2173473

Amy J. Farrar
State of Tennessee Notary Public
Rutherford County