STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 5-8-18
File No. 17-7360D



BILL GARRETT, Davidson County
Trans: T20170016694 DEEDWARR
Recvd: 02/27/17 09:33 2 pgs
Fees: 13.00 Taxes: 906.50
20170227-0019053

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sara Landing, and husband, John Landing (NAME) 303 Weldon Drive (STREET ADDRESS) Hermitage, TN 37076 (CITY) (STATE) (ZIP)	SWBC Mortgage Corp. (NAME) 9311 San Pedro #100 (STREET ADDRESS) San Antonio, TX 78216 (CITY) (STATE) (ZIP)	07510013400

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gerald D. Pike and Vickie L. Pike, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Landing, and husband, John Landing,** 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of HERMITAGE ESTATES, as shown by plat of record in Plat Book 3300 (erroneously referred to as Plat Book 330 in the prior deed of record), Pages 70-71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 71 fronts 88 feet on the westerly side of Weldon Drive and runs back 115 feet on the northerly line and 134.9 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 111.8 feet.

BEING the same property conveyed to Gerald D. Pike and Vickie L. Pike, husband and wife from Gerald D. Pike, married to, Vickie L. Pike, by Quitclaim Deed dated September 2, 2010, as Instrument No. 20100910-0072251, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3403, page 556, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 303 Weldon Drive, Hermitage, TN 37076.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 24th day of February, 2017.

Gerald D. Pike — February 24, 2017 Date

Vickie L. Pike — February 24, 2017 Date

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 Gerald D. Pike and Vickie L. Pike, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2017.

My Commission Expires: 8-17-20

Notary Public

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 8/17/2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066