WARRANTY DEED

SNM17-0214

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Ann Day	SecurityNational Mortgage Comp	
214 Old Hickory Blvd #162	(NAME) 5300 South 360 West, Suite 150	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Murray, UT 84123	142-04-0A-162.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOE T. SWAFFORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY ANN DAY, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 162 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 167, 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 Joe T. Swafford and wife, Christine Swafford by Quitclaim Deed from Loucile M. Putman and Clara E. Dotson, of record in Instrument No. 20020918-0113833, Register's Office for Davidson County, Tennessee, dated April 07, 1997 and recorded on September 18, 2002.

Christine Swafford having since died September 15, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5200, Page 167, Book 5438, Page 699, Book 5438, Page 742, as amended in Book 6082, Page 866 and Instrument No. 20020321-0034877, Book 5460, Page 987, Book 6551, Page 78, Instrument No. 20120125-0006973 and Instrument No. 20150618-0058446, Book 5074, Page 945, Instrument No. 20000915-0091869, Instrument No. 20130708-0070348, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 214 Old Hickory Blvd #162 , Nashville, Tennessee 37221
(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), their heirs and 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), 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 my/our hand(s) this 20th day of March, 2017.

Joe T. Swafford

Davidson County DEEDWARR
Recvd: 03/21/17 10:17 3 pgs
Fees:18.00 Taxes:469.90
20170321-0027343

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson DC

On this the 20th day of March, 2017, before me personally appeared Joe T. Swafford, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2017.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY