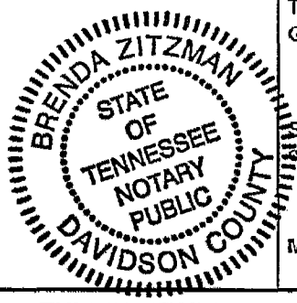
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

**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 |
|---|---|---|
| Dustin Plummer | Dustin Plummer | 044-15-0-425.00 |
| (NAME) | (NAME) | |
| 1213 Rosewood Trail | 1213 Rosewood Trail | Davidson County DEEDWARR<br>Recvd: 04/05/17 14:24 4 pgs<br>Fees:23.00 Taxes:860.25<br>**20170405-0033487** |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37122 | Mt. Juliet, TN 37122 | |
| (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, **Thomas Patterson Swan, Kate Turner Swan, Molly Hamilton Swan and Sally Wren Swan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dustin Plummer and Deri Plummer, husband and wife,** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot 13A on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 13A fronts 151.4 feet on the easterly side of Riverside Road and extends back 190.0 feet on the northerly line and 247.01 feet on the southerly line, to the low water line of Cumberland River on which it measures 162 feet, more or less.

LESS AND EXCEPT:
A tract of land situate on the left descending bank of Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of James R. and Loma Anna Reed, said point being South 87 degrees 51' East 187 feet from the most southwesterly corner of the lands of said Reed, and the most northwesterly corner of the lands of the subject owner; thence from the point of beginning, and along said Reed line, South 87 degrees 53' East 45 feet to a point in the low water line of the Cumberland River; thence, southeasterly and upstream, following the meanderings, of said water line, a distance of 162 feet, more or less, to a corner common to the lands now or formerly of Earl E. and Viola L. Swenson; thence, leaving said water line and along said Swenson line, North 89 degrees 45' West 40 feet; thence, severing the lands of the subject owner, North 19 degrees 00' West 167 feet to the point of beginning, containing sixteen hundredth (0.16) of an acre, more or less.

Being a portion of the same property conveyed to Jack T. Swan and wife, Lou K. Swan by Warranty Deed dated 06/15/1970 from Francis C. Zevnik of record in Book 4425, Page 211, Register's Office for Davidson County, Tennessee. Jack T. Swan having since died March 11, 2003 vesting property to Lou K. Swan. Lou K. Swan having since died November 26, 2005 vesting said property to Thomas Patterson Swan, Kate Turner Swan, Molly Hamilton Swan and Sally Wren Swan as sole surviving heirs as evidenced by her Last Will and Testament filed by Probate under Docket No. 05P1940, Davidson County, Tennessee Clerk's Office.

This conveyance is subject to: All matters as set forth on Plat of record in Book 1424, Page 67, said Register's Office. Restrictions of record in Book 1714, Page 126, said Register's Office. Restrictions of record in Book 2158, Page 74, said Register's Office. No insurance is afforded as to the exact amount of acreage contained in the property described herein. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

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 1115 Riverside Drive, Old Hickory, TN 37138
(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), her 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), her 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 3RD day of April, 2017.

Thomas Patterson Swan

Kate Turner Swan by Sally Wren Swan, Attorney in Fact

Molly Hamilton Swan

Sally Wren Swan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Patterson Swan and Sally Wren Swan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3RD day of April, 2017

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 3RD day of April, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sally Wren Swan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument on behalf of Kate Turner Swan, and who acknowledged that she executed the same as the free act and deed of the said Kate Turner Swan, by virtue of a Power of Attorney duly executed and recorded at Instrument Number 20170405-0033486, said Register's Office.

Witness my hand and Official seal this 3RD day of April, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of California
County of Santa Barbara

Before me, the undersigned Notary, personally appeared Molly Hamilton Swan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 16 day of March, 2017.

See Attachment
Notary Public
My Commission Expires: 03/09/2018

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

WELLS FARGO

# Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 16

day of March, 2017, by Molly Hamilton Swan

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

*Place Seal Here*

Signature

DAVID M. VIVAR
COMM. #2060603
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My Commission Expires 03/09/2018

## Description of Attached Document

Type or Title of Document
Warranty Deed

Document Date
03/16/2017

Number of Pages
2

Signer(s) Other Than Named Above

DSG 3018 CA (Rev 02-2/15)

# Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017