RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178757

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034607 DEEDWARR
Recvd: 04/25/17 09:39 2 pgs
Fees:13.00 Taxes:775.15
20170425-0040304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BRENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Berry *et ux* 8325 Rossi Road Brentwood, TN 37027	Same address as new owner	181 11 0C 054.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Nine Thousand Five Hundred and 00/100 Dollars ($209,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DAVID SWAN AND WIFE, TORREY SWAN, ALSO KNOWN AS TORREY RIDER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES C. BERRY AND DIANA H. BERRYM HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 302 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Swan and wife, Torrey Rider, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated 2/4/2009, recorded 2/19/2009, of record in Instrument No. 20090219-0014407, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8325 Rossi Rd., Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20080318-0027346; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 19th day of April, 2017.

DAVID SWAN

TORREY SWAN, ALSO KNOWN AS TORREY RIDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Swan and wife, Torrey Swan, 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.

WITNESS my hand and seal, this the 19th day of April, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19