Bill Garrett Davidson County
Batch# 37227 DEEDWARR
12/15/2017 09:19:56 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20171215-0127788

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Case & Cheryl Case
2073 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Peoples Home Equity Inc.
170 N Seven Oaks Dr
Knoxville, TN 37922

MAP/PARCEL 097-02-0A-386.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary L. Sweatman, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael L. Case and Cheryl L. Case, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 386 on the Final Plat Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary L. Sweatman, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20140723-0065574 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 23, 2014.

This is improved property known as: **2073 Hickory Brook Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR, does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 14th day of December, 2017.

WITNESS MY HAND on this the 14th day of December, 2017

Mary L Sweatman

Mary L. Sweatman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary L. Sweatman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No. 170955

Return To:

Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130