Bill Garrett Davidson County
Batch# 71595 DEEDWARR
03/21/2018 11:28:16 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20180321-0026626

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0306

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Gina Neely 5170 Hickory Hollow Parkway Unit 155 Antioch, TN 37013	SWBC Mortgage, ISAOA, ATIMA 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	163-05-0B-167.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Edwin M. Sweda and wife, Karen L. Sweda and and Kalena Sweda, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Gina Neely, single woman

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:

Being all of Unit No. 162 on the Plan of "Exhibit A-1" to the Master deed, Lot Layout (Private Element) Phase IV, Mill Park Townhomes, as shown by Supplemental Declaration, Mill Park Town homes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Edwin M. Sweda and wife, Karen L. Sweda and Kalena L. Sweda, unmarried by Warranty deed from Charles C. Huff, unmarried of record in Instrument No. 20130904-0093179 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 04, 2013. (Value of consideration shown in aforementioned deed $74,500.00.) Being also known as 5170 Hickory Hollow Parkway Unit 155 Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5170 Hickory Hollow Parkway Unit 155, Antioch, TN 37013.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2018.

Edwin M. Sweda

Karen L. Sweda

Kalena L. Sweda by Karen L Sweda atty in fact
Kalena L. Sweda, by Karen L Sweda as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Edwin M. Sweda and Karen L. Sweda

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 at Brentwood, Tennessee this 16th day of March, 2018.

Notary Public
My Commission Expires: 5 6 19

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 16 day of March, 2018, before me personally appeared **Karen L Sweda,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kalena L Sweda** and acknowledged that she executed the same as her free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book *, Page _____, in the Register's Office for Davidson County, Tennessee. *20180321-0026625

Witness my hand and official seal this 16 day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 5 6 19