WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(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
Jeffrey Scott Wilson	Jeffrey Scott Wilson	053-08-0A-006.00
(NAME)	(NAME)	
2121 Lakeshore Drive	2121 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 72011 **DEEDWARR**
03/22/2018 09:35:56 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20180322-0027005

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, I, **Pamela Dieckman Swingle, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Scott Wilson and Bridgette Renee Wilson, 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 Davidson County, Tennessee, being Unit No. 2121, on the plan of Phase One, Lakeshore Pointe Condominiums, according to the Master Deed of record in Book 11053, Page 690, as amended in Instrument No. 201210050091619, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 9700, Page 704, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pamela Dieckman, unmarried by Warranty Deed from Andrew T. Hayes and Martha M. Hayes, husband and wife, dated 10/13/2006, recorded 10/23/2006 of record in Instrument No. 20061023-0131187, in the Register's Office for Davidson County, Tennessee. The said Pamela Dieckman having since married and is now known as Pamela Dieckman Swingle. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 704; Covenants, conditions, easements and restrictions of record in Book 11053, Page 690 and Amendment to the Master Deed of record in Instrument No. 20121005-0091619; Easement of record in Book 924, Page 121; Easement contained in Quitclaim Deed of record in Book 11277, Page 762; Charter of Lake Shore Pointe Condominiums, Inc., of record in Book 10353, Page 830; Charter of Incorporation of Lakeshore Pointe Condominiums Homeowner's Association Inc., of record in Book 11053, Page 747, in the Register's Office for Davidson County, Tennessee.

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 2121 Lakeshore 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), their 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), their 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 my hand this 20th day of March, 2018.

Pamela Dieckman Swingle

State of Tennessee
County of Wilson

Personally appeared before me Pamela Dieckman Swingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILSON COUNTY

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