WARRANTY DEED

File #18091

Bill Garrett Davidson County
Batch# 74917 DEEDWARR
03/29/2018 02:34:14 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20180329-0029614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan J. Douglas	New Owner	-160-16-0B-145.00-CO
(NAME)	(NAME)	
404 Springer Court		
(ADDRESS)	(ADDRESS)	
Brentwood,, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James B. Swearingen and Barbara B. Swearingen, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan J. Douglas and Lauren M. Douglas, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 102 on the Plan of Revision One, Section Two, Brentwood Chase of record in Plat Book 9700, Page (s) 945 through 948, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James B. Swearingen and wife, Martha J. Swearingen by Warranty Deed from Encore Construction, Inc., a Tennessee Corporation of record in Instrument No. 20020524-0063602 Register's Office for Davidson County, Tennessee, dated May 05, 2002 and recorded on May 24, 2002. Martha J. Swearingen having since died August 15, 2014 leaving James B. Swearingen as surviving spouse under tenancy by the entirety. Thence being the same property conveyed to James B. Swearingen, fifty percent (50%) interest, a life estate and Barbara B. Swearingen, fifty percent (50%) interest, a life estate, as tenants in common by Quitclaim deed from James B. Swearingen of record in Instrument No. 20160721-0075015 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016 and Corrected Quitclaim Deed recorded on March 08, 2017, of record in Instrument No. 20170308-0022859.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 404 Springer Court, Brentwood,, TN 37027

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 15th day of March, 2018.

James B. Swearingen

Barbara B. Swearingen

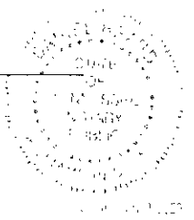
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James B. Swearingen and Barbara B. Swearingen, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2018.

My Commission Expires: 8.4.20

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027