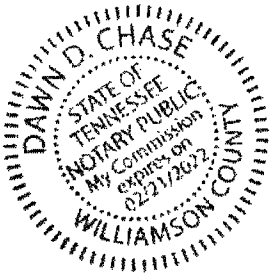
Bill Garrett Davidson County
Batch# 95466 DEEDWARR
05/22/2018 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20180522-0048981

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Bryan H Swayze
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryan H. Swayze	Churchill Mortgage Corporation	161 16 0A 048.00
(NAME)	(NAME)	
122 Shadow Glen Dr.	761 Old Hickory Blvd, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7397	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James R. Swayze, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan H. Swayze, a single man**, 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:

Land in Davidson County, Tennessee, being Unit No. 48 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No, 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Alan Westbrook and Jeanne Anne Westbrook, Trustees of the WAJA Trust U/A/D November 3, 2005, as amended October 29, 2009 by Warranty Deed from Michael J. Hutzel dated February 15, 2013 and recorded February 22, 2013 as Instrument No. 20130222-0018083, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel C. Rucker and Lisa M. Rucker, husband and wife by Warranty Deed from William Alan Westbrook and Jeanne Anne Westbrook, Trustees of The WAJA Trust U/A/D November 3, 2005, as amended October 29, 2009 dated July 11, 2016 and recorded July 18, 2016 as Instrument No. 20160718-0073451, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-183578FC

Further, being the same property conveyed to James R. Swayze, married man by Warranty Deed from Daniel C. Rucker and Lisa M. Rucker, husband and wife dated April 27, 2018 and recorded May 1, 2018 as Instrument No. 20180501-0041124, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Shadow Glen Dr., Nashville, TN 37211-7397

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, has 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 our hands this 21st day of May, 2018

James R. Swayze

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James R. Swayze, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-183578FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019