WARRANTY DEED
File No. 2018-45

Bill Garrett Davidson County
Batch# 96909 DEEDWARR
05/25/2018 12:48:30 PM 2 pgs
Fees: $13.00 Taxes: $475.51

20180525-0050377

SUSAN MAGNUSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-20-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,514.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd Day of April, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Miller	First Community Mortgage, Inc.	14807008000
111 Denise Drive	262 Robert Rose Drive	
Antioch, Tennessee 37013	Murfreesboro, Tennessee 37129	
(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/WE **Dennis W. Sweatt and Katrina A. Sweatt, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **Theresa Miller, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 803, on the Plan of Section Eight Cherokee Hills as shown by plat appearing of record in Plat Book 3700, Page 154, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Beginning at a point in the southerly margin of Denise Drive, Common Corner of Lots 802 and 803; thence with the line between said lots southwardly 168.0 feet to a monument at the rear corners of lots 803 and 804; thence with the line between said lots westwardly 179.6 feet to a point in the easterly margin of Denise Court; thence with the margin of same, northwardly 66.6 feet to a point at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 34.0 feet to a monument in the southerly margin of Denise Drive; thence with the margin of the same eastwardly 77.3 feet to the point of beginning.

Being the same property conveyed to Dennis W. Sweatt and Katrina A. Sweatt, husband and wife, by Quitclaim Deed from Kelvin Talley of record in Instrument No. 20110329-0024124, in the Register's Office for Davidson County, Tennessee dated March 29, 2011.

This conveyance is further subject to (1) 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 **111 Denise Drive, Antioch, Tennessee 37013**
(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 our hands this 23rd day of April, 2018.

Dennis W. Sweatt 4-23-18
Dennis W. Sweatt

Katrina A. Sweatt 4-23-18
Katrina A, Sweatt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared **Dennis W. Sweatt and Katrina A. Sweatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of April, 2018.

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOTARY PUBLIC 9-20-2020

Commission expires: 9/20/20

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, Tn. 37129
(615)956-6466