THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 18051624

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Bill Garrett
Batch# 101163
06/06/2018 03:07:55 PM
Fees: $13.00 Taxes: $1,202.50

Davidson County
DEEDWARR
2 pgs

20180606-0054437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Williamson and Chelsi Williamson 6836 Bridgewater Drive Nashville TN 37221	HIGHLANDS RESIDENTIAL MTG 12001 N CENTRAL EXPRESSWAY STE 750 DALLAS, TX 75243	Tax Parcel ID No. 126-16-0A-119.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark C. Swaffer and wife, Dana D. Swaffer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Williamson and Chelsi Williamson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 119 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Mark C. Swaffer and wife, Dana D. Swaffer by Warranty Deed from Kimberly C. Gray, unmarried, f/k/a Kimberly Gray Buck of record in Instrument No. 20150423-0036520, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.

Charter of Riverwalk Homeowners Association, Inc of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.

This is **improved** property located at 6836 Bridgewater Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2018.

Mark C. Swaffer

Dana D. Swaffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark C. Swaffer and Dana D. Swaffer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2018.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY