WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX NOTARY SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-FSBO-18-04764

Bill Garrett Davidson County
Batch# 107623 DEEDWARR
06/22/2018 03:12:21 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180622-0060644

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joyce A. Williamson	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
4764 Crystal Brook Dr. aka 4828 Honey Grove Dr.	**3701 Regent Boulevard, Suite 180**	**162-16-0D-015.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LARRY BERNARD SWOOPES AND WIFE, EWANDA RAYNELL DAVIS SWOOPES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYCE A. WILLIAMSON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of Section One, Honey Brook Subdivision of record in Plat Book 7900, Page 254 and Plat Book 7900, page 242, 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 Larry B. Swoopes and wife, Carmen Swoopes by Warranty deed from Harry C. Galbreath of record in Book 10627, page 909, Register's Office for Davidson County, Tennessee, dated September 26, 1997 and recorded on October 1, 1997.

Being the same property conveyed to Larry B. Swoopes by Quitclaim deed from Carmen Swoopes of record in Instrument No. 20080501-0044709 Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on May 1, 2008.

Being the same property conveyed to Larry Bernard Swoopes and wife, Ewanda Raynell Davis Swoopes by Quitclaim deed from Larry B. Swoopes, unmarried of record in Instrument No. 20150918-0094932 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 242, as revised in Book 7900, Page 254, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8289, Page 145, amended in Book 8298, Page 198, and Book 8434, Page 447, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Home Owners' Association Charter of record in Book 8298, Page 201, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4764 Crystal Brook Dr. aka 4828 Honey Grove Dr., Antioch, Tennessee 37013**.

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 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 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/our hand(s) this the 20th DAY OF JUNE, 2018.

Larry Bernard Swoopes

Ewanda Raynell Davis Swoopes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY BERNARD SWOOPES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EWANDA RAYNELL DAVIS SWOOPES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212