Bill Garrett Davidson County
Batch# 132269 DEEDWARR
08/23/2018 11:43:46 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20180823-0083652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 8/18/18

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Willard and wife, Tracy Willard	Caliber Homeloans (NAME)	053-05-0A-004.00-CO
1107 Cheyenne Circle (ADDRESS)	3701 Regent Blvd Ste. 180 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Irving, TX. 75063 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Terry N. Sweatt, II, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas P. Willard and wife, Tracy Willard, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN LOT OF LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 4, CHEYENNE TRACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 95, AMENDED IN BOOK 8610, PAGE 684 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TERRY N. SWEATT, II, A SINGLE MAN, BY WARRANTY DEED FROM PAULA CHRISTINE SAITO MCHONE AND HUSBAND, JOHN MCHONE, OF RECORD IN INSTRUMENT NO. 20170919-0095627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1107 Cheyenne Circle, Madison, TN 37115
(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/our hand(s) this 16th day of August, 2018.

WARRANTY DEED
(Continued)

Terry N. Sweatt, II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry N. Sweatt, II, a single man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072