Karen Y Johnson Davidson County
Batch# 158463 DEEDWARR
11/13/2018 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20181113-0111609

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lillian Ruth King
2069 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILL TO:

New Owner

MAP/PARCEL 097-02-0A-387.00-CO

RETURN TO
Stewart Title Company
121 First Avenue South, **Suite 200**
Franklin, TN 37064
File # 301570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Sweatman, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Lillian King, unmarried , hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No. 20140210-0011584, 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 Mary Sweatman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20140915-0084338 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014

This is improved property known as: **2069 Hickory Brook Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 8th day of November, 2018.

WITNESS MY HAND on this the 31 day of Oct, 2018

Mary Sweatman
Mary Sweatman

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary Sweatman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31 day of Oct, 2018.

NOTARY PUBLIC

My Commission Expires: 8-20-2019

Donna Byrd
State of Florida
My Commission Expires 08/20/2019
Commission No. FF 905046

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Filing No: 180806

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

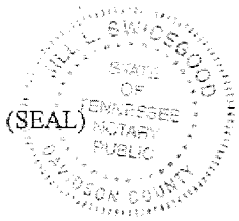
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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