Karen Johnson Davidson County
Batch# 248381 DEEDWARR
06/25/2019 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20190625-0061435

| **WARRANTY DEED**<br><br>*This instrument prepared by*:<br>Christopher J. Thornton, P.C.<br>1061 Cresthaven Road<br>Memphis, TN 38119<br>901-758-2580<br>Cartus File #3043405<br>*Return to:* | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value for this transfer, whichever is greater, is $ 275,000.00 .<br><br>Affiant<br><br>Subscribed and sworn to me, this the 20th day of June, 2019.<br><br>Notary Public<br><br>My commission expires: |
|---|---|
| **Property Address**:<br>1828 Brookmeadow Lane<br>HERMITAGE, TN 37076 | **Parcel ID**:<br>064-16-0D-025.00-CO |
| **Property owner**:<br>Joun Hanna & Sonia Kolta<br>1828 Brookmeadow Ln.<br>Hermitage, TN 37076 | **Mail tax bills to:**<br>US Bank<br>4801 Frederica St<br>Owensboro, KY 42301 |

LAUREN DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

**THIS INDENTURE** is made effective the 20th day of June, 2019, by **Patrick E. Swint, a married man,** First Parties, for the purpose of conveying the premises described herein to Joun Hanna, a single man// and Sonia Kolta, a married woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**W I T N E S S E T H:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20001026-0106272, 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 Patrick E. Swint, unmarried by Warranty Deed from Randall D. Kidwell and wife, Debra K. Kidwell of record in Instrument No. 20150204-0010392, Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 04, 2015. (Value of consideration shown in aforementioned deed $179,900.00.) Being also known as 1828 Brookmeadow Lane, Hermitage, Tennessee 37076.

Lauren Swint, wife of Patrick E. Swint, First Parties herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which she may have in and to the above described property by virtue of her marriage to the said Patrick E. Swint, but does not join in the covenants and warranties contained herein

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Subject to all matters shown on the Plan of record as Instrument Number 20001026-0106272; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0100896, Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907; Stormwater Detention Agreement of record in Instrument Number 20000824-0083612; Easement of record in Book 5699, Page 535; Utility Easement of record in Book 4910, Page 838; By-Laws of record in Instrument Number 20001101-0108604; Charter of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108603; Conveyance of Commons Areas of record in Instrument Number 20050311-0027268, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF**, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Patrick E. Swint**

Lauren Swint

**Lauren Swint**

**STATE OF** TEXAS )
**COUNTY OF** BEXAR )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Patrick E. Swint**, 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 SEAL AT OFFICE**, in BEXAR County, this the 16 day of MAY, 2019.

NOTARY PUBLIC

My Commission Expires: 08/16/2021

LUIS E. SALINAS
Notary Public, State of Texas
Comm. Expires 08-16-2021
Notary ID 125400564

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Lauren Swint**, 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 SEAL AT OFFICE**, in Davidson County, this the 21 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020

This deed is prepared with information provided by Settlement Group of Westbrook, PLLC. Preparer makes no representation with regard to the title.

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY