Karen Johnson Davidson County
Batch# 271445 DEEDWARR
08/14/2019 12:37:15 PM 2 pgs
Fees: $13.00 Taxes: $651.94
20190814-0081242

WARRANTY DEED WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,200.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2019. Notary Public MY COMMISSION EXPIRES: 03/07/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deryk Bellew 903 Beavercreek Way Antioch, TN 37013	new owner	175-02-0B-073.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michelle L. Swearingen, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Deryk Bellew,** unmarried hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 907, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions, and Restricitons and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, of said Registers Office by Instrument Number 20130322-0028759, and amended in Instrument No. 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details and description of said lot.

Being the same property conveyed to Michelle L. Swearingen, an unmarried Person, their heirs and assigns by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 02/29/2016 and recorded 03/14/2016, of record in Instrument No. 201603140023988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 903 Beavercreek Way, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GWRES19-908

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 the 9th day of August, 2019.

Michelle L. Swearingen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michelle L. Swearingen with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

