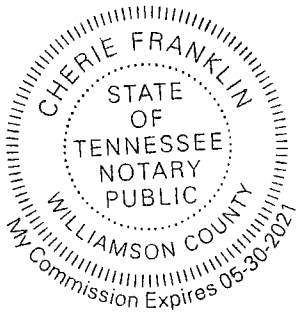
WARRANTY DEED

Karen Johnson Davidson County
Batch# 302828 DEEDWARR
10/18/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20191018-0107115



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 560,000.00 (17)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily C. Swafford and John Mark Swafford	Caliber Home Loans, Inc.	
(NAME)	(NAME)	
2804 Westwood Avenue	P.O. Box 650856	104-14-0-117.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75265-0856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN CHADWICK SCHULTZ AND CATHY SCHULTZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMILY C. SWAFFORD AND JOHN MARK SWAFFORD, WIFE AND HUSBAND , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 150 feet of the Southerly 115 feet of Lot No. 32 on the map of Belair, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines 115 feet to a dead line.

Being the same property conveyed to John Chadwick Schultz, an unmarried man by Warranty deed from Lou Ann Zelenik, unmarried and Kerri Zelenik, married of record in Instrument No. 20110818-0064095 Register's Office for Davidson County, Tennessee, dated August 16, 2011 and recorded on August 18, 2011.

Cathy Schultz, spouse of Chadwick Schultz, joins in this conveyance to convey any marital interest to said property, if any.

unimproved ☐
This is improved ☒ property, known as 2804 Westwood Avenue, Nashville, TN 37212
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness John Chadwick Schultz and Cathy Schultz, husband and wife this 16th day of October, 2019.

John Chadwick Schultz

Cathy Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of October, 2019, before me personally appeared John Chadwick Schultz and Cathy Schultz, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the16th day of October, 2019.

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

