Name and Address of New Owner:
Thomas A. Swieca and Mary Joan Swieca
8276 Tapoco Lane
Brentwood, TN 37027

Send Tax Statements To:

NEW OWNER

Karen Johnson Davidson County
Batch# 516889 **DEEDWARR**
11/16/2020 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20201116-0134711

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20102077

Map and Parcel: 181 06 0A 020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua P. Kelly and Emily A. Kelly**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Swieca and wife Mary J. Swieca**, 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, and being all of Lot No. 20, Phase One, Culbertson View, according to survey and plat of same appearing of record in Instrument No. 20150803-0076314, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Joshua Kelly by Warranty Deed filed for record on February 16, 2016 in Instrument No. 20160216-0014058, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following, Covenants, Conditions and Restrictions of Culbertson View of record in Book 10958, page 266, Instrument No. 200510059873 and Instrument No. 20011108-0122870, Registers Office for Davidson County, Tennessee, but omitting any covenant condition or restrictions, if any, based or race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150731-0075758 and as supplemented and amended in Instrument No. 20160225-0018028 and Instrument No. 20160509-0045837,All matters as set forth per Plat in Instrument No. 20150803-0076314, Grant of Easement of record in Book 11265, page 320, Ingress and Egress of old family cemetery retained in Instrument No. 20011108-0122870Charter for Homeowner's Association of record in Instrument No. 20160225-0018026 as corrected in Instrument No. 20160225-9018027, dedication of Easement of record in Instrument No. 20150717-0069823 and Instrument No. 20150717-0069824, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8276 Tapoco Lane, Brentwood, TN 37027

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 assigns, 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 our hand this 13th day of November, 2020.

Joshua P. Kelly

Emily A. Kelly

State of Tennessee

County of Rutherford

Personally appeared before me, Joshua P. Kelly and Emily A. Kelly with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of November, 2020.

Notary Public
My Commission Expires: 5/22/26

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of November, 2020.

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Notary Public
My Commission Expires: May 9, 2023