Karen Johnson Davidson County
Batch# 543628 DEEDWARR
12/30/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $920.38
20201230-0154650

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,750.00.

Amy Lynn Charney Monsour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2020.

Deanna L Cooper
Notary Public
MY COMMISSION EXPIRES: 6/1/2024
File No. G20-11199

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Lynn Charney Monsour (NAME)	Ameris Bank (NAME)	062-02-0A-061.00-C
2629 Paddle Wheel Dr (STREET ADDRESS)	1800 Parkway Place, Suite 820 (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Brian D. Swain and Yvette D. Swain, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Lynn Charney Monsour, single woman,** 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 Lot No. 55B on the plan of River Trace Estates, Phase 1, Section 1, as shown on plat of record in Plat Book 6250, Page 996-997, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brian D. Swain and Yvette D. Swain, husband and wife by Deed dated August 29, 2014, recorded September 3, 2014, in Instrument Number 20140903-0080423, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 996-997, Register's Office for Davidson County, Tennessee.

2. Flowage Easement of record in Book 2022, Page 83, Register's Office for said County.

3. Easement to Metro Government for Transmission Lines of record in Book 3959, Page 595, Register's Office for said County.

4. ByLaws of record in Book 6851, Page 390, Register's Office for said County.

5. Slope Easement of record in Book 7296, Page 484, Register's Office for said County.

6. TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for said County.

7. Restrictions as recorded in Book 6851, Page 370 and Book 6982, Page 747, Register's Office for Davidson County, Tennessee.

8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2629 Paddle Wheel Drive, Nashville, TN 37214.

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. Whenever 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 28th day of December, 2020.

Brian D. Swain

Yvette D. Swain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2020, before me personally appeared Brian D. Swain and Yvette D. Swain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of December, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY