Karen Johnson Davidson County
Batch# 729339 DEEDWARR
10/04/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20211004-0133111

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2021.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mica M. Sweatt and Michael D. Sweatt	AmCap Mortgage LTD, dba Gold Financial Services	Parcel ID: 096 06 0 082.00
(NAME) 2911 Ironwood Drive	(NAME) 9999 Bellaire Blvd., #700	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Houston, TX 77036	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **James E. Snider and wife, Lisa K. Snider**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mica M. Sweatt, a single woman and Michael D. Sweatt, a married man**, 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. 12 on the Plan of A Subdivision of Part of the J.E. Richmond Property Cloverhill Section No. II, as of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Snider and wife, Lisa K. Snider, by Warranty Deed from Morris R. Campbell and wife, Barbara M. Campbell, of record in Book 6353, Page 367, in the Register's Office of Davidson County, Tennessee, dated August 1, 1984 and recorded on August 6, 1984.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2911 Ironwood 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. 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 hands this 28th day of September, 2021

James E. Snider

Lisa K. Snider

Lisa K. Snider

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State James E. Snider and wife, Lisa K. Snider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 28, 2021.

Date

Christie Daniels

Affiant Signature

September 29, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY