# WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $848,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: December 19, 2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Anne M. Hill Living Trust dated April 5, 2022 | Anne M. Hill Living Trust dated April 5, 2022 | 171040B00100CO |
| (NAME) | (NAME) | |
| 5600 Cloverland Park Drive | 5600 Cloverland Park Drive | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 963535 DEEDWARR
01/24/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,140.19
20230124-0005295

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Michael R. Swinton, and wife and Lisa A. Swinton,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anne M. Hill and Phoebe A.M. Hill, Co-Trustees of the Anne M. Hill Living Trust dated April 5, 2022,** hereinafter called the GRANTEE(S), his/her/their 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 Unit (Lot) 1 on the Plan of Cloverland Park, P.U.D. as shown on plat of record in Instrument No. 20001013-0102079 as amended in Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael R. Swinton and wife, Lisa A. Swinton by Warranty Deed from James M. Keith and wife, Jennifer Hill Keith, dated 12/17/2012, of record in Instrument 20121219-0116828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Instrument 20001013-0102079, as Surveyor's Certificate of Correction Plat Instrument 20010620-0065214, (2) Covenants, conditions, easements and restrictions recorded in Instrument 20010904-0095214, (3) Waterline Easement of recorded in Book 4506, Page 48, (4) Sanitary Sewer Easement of recorded in Book 7885, Page 746, (5) Easement to Cloverland Park Homeowners Association is recorded in Instrument 20040910-0109502, and (6) Charter recorded 09/04/2001 of record in Instrument 20010904-0095213, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 5600 Cloverland Park Drive, Brentwood, TN 37027

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of January, 2023.

Michael R. Swinton

Lisa A. Swinton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Swinton and Lisa A. Swinton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~23rd~~ 24th day of January, 2023.

Notary Public:

My Commission Expires: 1-13-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 January 23, 2023

Affiant Signature

January 24, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24th day of January, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

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