WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/02 12:53 2pgs
Fees:13.00 Taxes:1914.75

20020118-0007879

SHANNON ROBIN ... COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard S Bovender	**Richard S Bovender**	**104-14-G-131CO**
(NAME) **112 Savoy Circle**	(NAME) **112 Savoy Circle**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **STEVEN L. SWARTZ AND WIFE, STEPHANIE SWARTZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD S. BOVENDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 20, as shown on the Final Plat of Whitworth Phase 2, of record in Book 7900, Page 470, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven L. Swartz and wife, Stephanie Swartz by deed from Khoury Brothers, LLC, a Tennessee Limited Liability Company of record in Book 11329, Page 543 Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **112 Savoy Circle, Nashville, TN 37205**

(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 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 15th day of January, 2002.

Steven L. Swartz, By Stephanie Swartz, her POA
Steven L Swartz

Stephanie Swartz
Stephanie Swartz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

SS. Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Steven L Swartz and~~ Stephanie Swartz, the bargainor~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

SS.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2002.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephanie Swartz with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Steven L. Swartz and being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Shannon Philbin, Notary Public

My Commission Expires: 7/26/2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003