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dpdb

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/02 09:48 2pgs
Fees:13.00 Taxes:177.60

20020722-0087529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 7.4.04

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Dodson, Parker, Dinkins & Behm, P.C., 306 Gay Street, Suite 400, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Swett, Sr. | Same | 059-09-0/186.00 |
| (NAME) | (NAME) | |
| 4514 Clarksville Hwy | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 | | |
| (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,

**Jimmie Mai Esmon**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David E. Swett, Sr.**

, 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 6 on the Plan of the Resubdivision of Lot 3, Section One of Wrightwood Estates, of record in Book 7900, page 175, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jimmie Mai Esmon, unmarried by deed from Dennis R. Marshall and Richard Manson, dated October 2, 1991, and filed for record in Book 8471, page 185, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 7900, page 175, said Register's Office shows an owner's certificate a 10 foot easement for public utility and drainage easements along the rear and an anchor easement on the SW corner of said lot.

Subject to Restrictive Covenants contained in an instrument of record in Book 8235, page 1, Register's Office for Davidson County, Tennessee.

The 2002 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 3416 Fairmeade Dr., Nashville, TN 37218

(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 my/our hand(s) this 19th day of July, 2002.

Jimmie M. Esmon

Jimmie Mai Esmon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On July 19, 2002, before me personally appeared Jimmie Mai Esmon to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2002.

Commission expires:

Notary Public