Davidson County DEEDWARR
Recvd: 02/06/04 13:52 2pgs
Fees:13.00 Taxes:333.00

20040206-0014835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kristine Swart	Kristine Swart	44-11
2550 Modac Trail	2550 Modac Trail	GROUP
Maitland, Florida 32751	Maitland, Florida 32751	PARCEL 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Thousand dollars and Zero cents ($90,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jason Craig Lenhart and wife, May Lauren MacGillivray, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristine Swart and husband, Carl Swart, 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.

BEING Lot No. 23, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 58.0 feet on the westerly side of Jones Street and runs back between lines 86.5 feet to a dead line in the rear on which it measures 58.0 feet thereon.

BEING the same property conveyed to Jason Craig Lenhart and May Lauren MacGillivray by deed from Rick McClintock of record as Instrument No. 20021125-0145928 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 604 Jones Street, Old Hickory, TN 37138

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 30th day of January, 2004.

Jason Craig Lenhart

May Lauren MacGillivray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Jason Craig Lenhart and May Lauren MacGillivray, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

