Return to: File Box 9-B
First Title & Escrow Co., Inc.

#22945

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/22/04 13:21 1pgs
Fees:13.00 Taxes:654.90

20040622-0073805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2004.

Notary Public I. Dyke Tatum, Attorney

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Brothers	SunTrust Mortgage, Inc.	141-12-B-13CO
(NAME)	(NAME)	
7105 Bay Cove Trail	201 4th Ave.,N. 7th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(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, Eric D. Swartz and June M.* Swartz, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle Brothers and Rebecca L. Brothers, husband and wife, 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:

*Prozeralik

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase I, Southampton, of record in Plat Book 5200, Page 464, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 85.00 feet on the northerly margin of Bay Cove Trail and extends back 175.00 feet on the easterly line and 95.00 feet on the westerly line to a dead line in the rear, measuring 132.04 feet thereon.

Being the same property conveyed to Eric D. Swartz and June M. Swartz , f/k/a June M. Prozeralik, husband and wife, by deed from John G. Newton and wife, Jane A. Newton of record in Book 8453, Page 228 and re-recorded in Book 8533, page 732, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7105 Bay Cove* Trail, Nashville, TN 37221

(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 17th day of June, 2004.

Eric D. Swartz

June M. Swartz
*A/K/A June M. Prozeralik Swartz

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric D. Swartz and June M. 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 executed the within instrument for the purposes therein contained. Witness my hand and Official seal at Nashville, Tennessee, this 17th day of June, 2004.

Commission expires: 05/29/05

Notary Public I. Dyke Tatum, Attorney