WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/04 11:13 2pgs
Fees:13.00 Taxes:1850.00

20041027-0129186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH V. PERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

THIS INSTRUMENT WAS PREPARED BY
PREMIER ESCROW, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery W. Swink and Esther C. Swink	AMSOUTH BANK	Map 131-07
(NAME) 4410 Hunt Place	(NAME) 2050 PARKWAY OFFICE CIRCLE ~~P.O. BOX 57046~~	Part of Parcel 72.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) ~~BIRMINGHAM, AL 35244~~ IRVINE, CA 92614-7046	
(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, **BISON PARTNERS, A TENNESSEE LIMITED LIABILITY PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFERY W. SWINK AND WIFE, ESTHER C. SWINK,** 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 Unit B in Hunt Place Townhomes, a private Element Horizontal Property Regime located at the corner of Loan Oak Road and Hunt Place, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hunt Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041008-0122010, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hunt Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041008-0122010, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being part of the same property conveyed to Bison Partners, a Tennessee General Partnership, by deed from Randall W. Wilcher and wife, Adele D. Wilcher, of record in Instrument No. 20040203-0012916, said Register's Office. Grantee in said deed was incorrect and said error was corrected by Deed of Correction to Bison Partners, a Tennessee Limited Liability, in Instrument No. 20041008-0122010, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 53, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20041008-0122010, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4410 Hunt Place Unit B, Nashville, TN 37215

(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 hand this 12th day of October, 2004.

Bison Partners

By:

J. Brian Jones, Partner

Ed Gaw, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of said County and State, personally appeared J. Brian Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a Partner of Bison Partners, the within named bargainor, a Tennessee Limited Liability Partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as a Partner.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2004.

Commission expires: November 24, 2007

KEVIN D. MONTGOMERY Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of said County and State, personally appeared Ed Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a Partner of Bison Partners, the within named bargainor, a Tennessee Limited Liability Partnership, and that he as such Partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as a Partner.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2004.

Commission expires: November 24, 2007

KEVIN D. MONTGOMERY Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07