WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 16:03 2 pgs
Fees:13.00 Taxes:762.94
20050406-0038123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 4, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Swett Jr.	Suntrust Mortgage, Inc	048-00-0-142.00
(NAME)	(NAME)	
4248 McCool Road	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, Edwin R. Rutherford III,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Swett Jr., and wife, Deatrice J. Swett, 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:

* UNMARRIED

Land in the 13th (formerly the 23rd) Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of McCool Road, said point being the northeast corner of the property conveyed to David C. Rutherford and wife, Linda R. Rutherford, of record in Book 4281, page 743, Registers' office for said County; then with said Rutherford's eastern boundary line southerly 260 feet, thence easterly 500 feet, more or less, thence northerly 260 feet to the southerly margin of McCool Road, thence with the same westerly 500 feet, more or less, to the beginning, containing three acres, more or less.

Being the same property conveyed to Edwin R. Rutherford, III, a single man, by deed from Gilbert L. Lewis, executed on 07/05/02 and filed for record on 07/05/02 in Instrument No. 20020705-0080720, and re-recorded in Instrument No. 20020830-0105426, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4842 McCool Road, 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 hand this 29th day of March, 2005.

Edwin R. Rutherford III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edwin R. Rutherford III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 2005.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2005.

Commission expires:

Tiffany R. Addison

Notary Public

