File No. 250501272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/09/05 13:49 2 pg
Fees:13.00 Taxes:525.40

20050609-0066155

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Swafford	New Owner	**Map 051-14-0**
(NAME) **641 Lemont Drive**	(NAME)	**Parcel 11**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennie Sue Young and husband, Charles Sidney Young**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Swafford and Cynthia Monahan**, HEREINAFTER CALLED THE GRANTEE(S), 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. 187 on the Plan of Gra-Mar Acres, Section X, of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description; AND

BEING part of a tract marked "Reserved for Future Development" and shown on the Plan of Section 10, Gra-Mar Acres, of record in Book 2663, Page 34, Register's Office for said County, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described as follows:

Beginning at a point in the common westerly corner of Lots 186 and 187; thence with the line between said lots, if extended, North 47 degrees 03 minutes West 427.72 feet to the easterly margin of Walton Lane; thence with the margin of the same, North 3 degrees 17 minutes East 178.01 feet to a point; thence South 54 degrees 10 minutes East 539.36 feet to a point in the center of the west terminus of Kelso Drive; thence along the westerly terminus of said Drive, and along the westerly line of Lot 187, South 41 degrees 13 minutes West 203.89 feet to a point, being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being part of Lot No. 187 an part of a Tract marked "Reserved for Future Development" and shown on the Plan of Section 10, Gra-Mar, as of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described as Tract 187-A, and together described as follows:

Beginning at a point in the common corner of the west terminus of Kelso Drive; thence along the west terminus of said Drive, 25 feet, to a point in the westerly margin of Kelso Drive, said point

* Both unmarried

being the northeasterly corner of Lot No. 187 on said plan; thence southeasterly 40.59 feet along a curve that has a 475-foot radius on the westerly margin of Kelso Drive to a point on the southerly margin of Briley Parkway; thence South 66 degrees 36 minutes 09 seconds West 140.91 feet along the southerly margin of Briley Parkway to a point; thence South 44 degrees 06 minutes 55 seconds West 41.35 feet along the southerly margin of Briley Parkway to a point on the property line between E. G. Woodcock and Carl H. Hutson; thence North 41 degrees 52 minutes 53 seconds West 430.02 feet along the property line between E. G. Woodcock and Carl H. Hutson to a point on the easterly margin of Walton Lane; thence North 8 degrees 41 minutes 56 seconds West 175.47 feet along the easterly margin Walton Lane to a point; thence South 48 degrees 40 minutes 07 seconds East 545.48 feet along the property line between Carl H. Hutson and Fred G. Allen, Jr., to the point of beginning.

BEING the same property conveyed to Jennie Sue Young, and husband, Charles Sidney Young, by deed from Vance C. Cummings, and wife, Lisa P. Cummings, of record in Instrument No. 20000703-0066071, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **641 Lemont Drive, Nashville, TN 37216**

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of May, 2005.

Jennie Sue Young

Jennie Sue Young

Charles Sidney Young

Charles Sidney Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JENNIE SUE YOUNG, and husband, CHARLES SIDNEY YOUNG,** 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 at office this 26th day of May, 2005.

Commission expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Bertie J Whitaker

Notary Public