File No. 250401780

WARRANTY DEED

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 02/12/08

Davidson County DEEDWARR
Recvd: 06/30/05 09:55 2 pgs
Fees:13.00 Taxes:205.72

20050630-0075310

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
2630 Memorial Blvd
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fikisha L Swader	Fikisha L Swader	94-01-0-313
(NAME) 1421 Fulton Street	(NAME) Same	
(ADDRESS) Nashville, TN 37206	(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, Allen B. White and Rita B. White, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fikisha L Swader, 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. 132 on the map of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for said County.

Said Lot No. 132 fronts 61 feet on the northerly side of Fulton Street and runs back between lines 138.4 feet on the easterly side line and 129.4 feet on the westerly side line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to Allen B. White and Rita B. White by deed from Heirs-at-law of Elsie C. Ferguson dates 12-6-82 and recorded on 1-19-83 of record in Deed Book 5994, page 601, Register's Office for said County.

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 1421 Fulton Street, Nashville, TN 37206
(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 my/our hand(s) this 25th day of May, 2005.

Allen B. White

Rita B. White

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Allen B. White and Rita B. White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of May, 2005.

Commission expires:

02/12/08

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 250401780

RETURN TO:

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2630 Memorial Blvd
Murfreesboro, TN 37129