Davidson County DEEDWARR
Recvd: 06/30/05 14:59 2 pg
Fees:13.00 Taxes:1757.50

20050630-0075575

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Albert J. Dale, IV **and wife,** Tiffany G. Dale	New Owners At Same Address	Map: **117-01**
707 Lynnbrook Road		Parcel: **072.00**
Nashville, TN 37215		**7DA-07005**

For and in Consideration of the sum of $ **475,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Matt L. Swyers and wife, Molly Swyers

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Albert J. Dale, IV and wife, Tiffany G. Dale

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 4, Block "G"**, on the Map of **W. M. Cantrell's Subdivision**, as of record at **Plat Book 332, page 85**, in the Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the westerly side of Lynnbrook and runs back between parallel lines 221.25 feet to an alley.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20040504-0050842**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: The limitations shown on said plan at Plat Book 332, page 85 said Register's Office.

This is IMPROVED property known as: 707 Lynnbrook Road, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this 30th day of JUNE, 20 05

Matt L. Swyers

Molly Swyers

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

The actual value or consideration, whichever is greater, for this transfer is $ 475,000.00. , Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 30 June 2005.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

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

Matt L. Swyers and wife, Molly Swyers

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 30 June 2005.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143