Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1493

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,900.00.

Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME THIS THE 26th day of June, 2007.

Notary Public

Commission Expiration: 9-22-07

BETH McDOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
John Jansen
Yvonne Smith
4619 Shys Hill Road
Nashville, TN 37215

SEND TAX BILLS TO:
John Jansen
Yvonne Smith
4619 Shys Hill Road
Nashville, TN 37215

MAP-PARCEL:
131110045.00

WARRANTY DEED

FOR AND IN 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,

John Swift, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Jansen and Yvonne Smith, husband and wife

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:

Lot Number 6 on the Plan of Seven Hills, Section One, as of record in Book 2133, pages 81 and 82, Register's Office for said County to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Swift on 09/10/2004, by deed from Tim Forsman, filed for record on 09/21/2004 in Instrument Number 20040921-0113681, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **4619 Shys Hill Road Nashville, TN 37215**

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 26th day of June, 2007.

John Swift

Davidson County DEEDWARR
Recvd: 07/03/07 10:51 2 pgs
Fees:13.00 Taxes:1475.93
20070703-0079323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Swift**, 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 and official seal at Nashville, Tennessee this 26 day of June, 2007.

Notary Public

BETH McDOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration:
5-22-07