Davidson County DEEDWARR
Recvd: 07/13/07 14:50 3 pgs
Fees:17.00 Taxes:0.00
20070713-0083878

| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Avenue, North, Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Jane Jirikovec Swenson<br>204 Cargile Lane<br>Nashville, TN 37205 | SAME | 116-13-D-8.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Brian R. Swenson, hereinafter called the Grantor, and the Grantor's spouse, Jane Jirikovec Swenson, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Jane Jirikovec Swenson, the Grantor, Brian R. Swenson, has bargained and sold, and by these presents does transfer and convey unto Jane Jirikovec Swenson, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10TH day of July, 2007.

**Brian R. Swenson**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian R. Swenson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of July, 2007.

My Commission Expires: 1/3/2011

Notary Public

MARCEE A. WOLF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**

**Legal Description**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the Revised Plat of Jocelyn Manor, 2nd Revision, a Planned Unit Development, of record in Plat Book 6900 at page 180, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian R. Swenson and wife, Jane Jirikovec Swenson, by deed from Richland Construction Company, Inc., of record in Book 7413, page 525-527, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Jocelyn Manor, of record in Book 6950, Page 128, and as amended in Book 7008 at page 333 and its attendant By-Laws which contains provisions for assessments, of record in Book 6950, Page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Cargile Lane, Nashville, TN 37205.