WARRANTY DEED
Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXX~~ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December 2007

Notary Public

MY COMMISSION EXPIRES: 9/25/09
(AFFIX SEAL)

# WARRANTY DEED

*This Instrument Prepared By:*
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 07-120018

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Wible and Julie Wible | Same as Owner | 12908011000 |
| (NAME) 105 Taggart Avenue | (NAME) | Davidson County DEEDWARR<br>Recvd: 01/24/08 08:32 2 pgs<br>Fees:13.00 Taxes:1313.50 |
| (ADDRESS) Nashville,TN 37205 | (ADDRESS) | 20080124-0007279 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Mary Dowlen Sweatt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Wible and Julie Wible**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 22, BLOCK "E", 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H AND K, as shown on plat of record in Plat Book 1130, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John T. Sweatt and wife, Mary Dowlen Sweatt by Warranty Deed from B. Clifton Floyd, Jr. and wife Margaret S. Floyd, recorded on the 28th day of March, 1949 in Deed Book 1711, Page 531, in the Register's Office of Davidson County, Tennessee. The said John T. Sweatt having since died on March 8, 1974, vesting property to his wife, Mary Dowlen Sweatt.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **105 Taggart Avenue, Nashville, TN 37205**
(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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 31 day of December, 2007.

Mary Dowlen Sweatt

Mary Dowlen Sweatt

**STATE OF Tennessee**

**COUNTY OF Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Mary Dowlen Sweatt**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of December 2007.

Kristen Bowles

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

