File No. 80632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/3/2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/25/08 11:42 4 pgs
Fees:23.00 Taxes:303.40
20080825-0087126

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Swoner and Brian Faircloth	Same as new owner	061 06 0 042.00
(NAME)	(NAME)	
1010 Thurman St.		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Betty E. Peccin (a 1/6th interest), Martha L. Barnes (a 1/6th interest), Douglas Ray Old (a 1/6th interest), Robert H. Old (a 1/6th interest), F. Christine Smith (a 1/6th interest), Tommy Old (a 1/24th interest), Robert Old (a 1/24th interest), Danny Old (a 1/24th interest), and Christopher Old (a 1/24th interest), as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Swoner and Brian Faircloth, 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:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Gra-Mar Acres, Section I, of record in Book 2133, Page 27, Register's Office for said County.

Said Lot No. 135 fronts 70 feet on the easterly side of Saunders Avenue and extends back 226 feet on the northerly line and 259.4 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Betty E. Peccin (a 1/6th interest), Martha L. Barnes (a 1/6th interest), Douglas Ray Old (a 1/6th interest), Robert H. Old (a 1/6th interest), F. Christine Smith (a 1/6th interest), Tommy Old (a 1/24th interest), Robert Old (a 1/24th interest), Danny Old (a 1/24th interest), and Christopher Old (a 1/24th interest), as tenants in common by deed from Nola L. Kopp (reserving a life estate), dated December 12, 2005 and recorded on December 14, 2005 in Instrument No. 20051214-0150264, Register's Office, Davidson County, Tennessee. The said Nola L. Kopp died on March 30, 2008.

unimproved ☐

This is improved ☒ property, known as 4308 Saunders Avenue, Nashville, TN 37216
(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.

File No. 80632
Witness our hands this 18th day of August, 2008.

Martha L. Barnes
Martha L. Barnes

Douglas Ray Old
Douglas Ray Old

Robert H. Old
Robert H. Old

F. Christine Smith
F. Christine Smith

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha L. Barnes, Douglas Ray Old, Robert H. Old, F. Christine Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2008.

Commission expires: 7/3/2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. July

Notary Public

File No. 80632

Witness our hands this 14th day of August, 2008.

Tommy Old

Robert Old

Danny Old

Christopher Old

STATE OF Michigan

COUNTY OF Hillsdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Old, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

Commission expires: 12/05/2011

Patricia Knapp
Notary Public

STATE OF Michigan

COUNTY OF Hillsdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Old, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

Commission expires: 12/05/2011

Patricia Knapp
Notary Public

STATE OF Michigan

COUNTY OF Hillsdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Old, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

Commission expires: 12/05/2011

Patricia Knapp
Notary Public

STATE OF Michigan

COUNTY OF Hillsdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Old, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

Commission expires: 12/05/2011

Patricia Knapp
Notary Public

File No. 80632
Witness my hand this 14th day of August, 2008.

Betty E. Peccin
Betty E. Peccin

STATE OF Ohio
COUNTY OF Belmont

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty E. Peccin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2008.

Commission expires:
3-20-2012

Constance A. Bishop

CONSTANCE A. BISHOP, Notary Public
State of Ohio
My Commission Expires 3-20-2012