BILL GARRETT, Davidson County
Trans:T20090077403 DEEDWARR
Recvd: 11/13/09 11:00 2 pgs
Fees:13.00 Taxes:1184.37
20091113-0104751

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,100.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2009.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Swafford	**Amerisave Mortgage Corporation**	**Map 104-15-311.00**
2509 W. Linden Avenue	**3350 Peachtree Rd, Ste 1000**	After Recording Return To: Linear Title & Closing Ocean Technology Park 127 John Clarke Road Middletown, RI 02842
Nashville, TN 37212	**Atlanta, GA 30326**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Amy D. Kreider, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Swafford and Jessica Myers, as joint tenants with right of survivorship

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, TN, being the easterly part of Lot No. 79 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County.

Said portion of Lot No. 79 fronts 50 feet on the southerly margin of west Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Amy D. Kreider by deed from Shelton McElroy, of record in Instrument No. 20060428-0048919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010, and subsequent years, easements, and restrictions of record.

Under penalty of perjury, grantor hereby certifies that this property has never been the primary residence of her spouse, Jack Fonda Pratt.

This is improved (__X__) Unimproved (____) property, known as **2509 W. Linden Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 9th day of November, 2009.

Amy D. Kreider

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Amy D. Kreider**, a married woman, 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, at office, this **9th** day of **November, 2009.**

Notary Public

My Commission Expires: 11/7/2011