WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,400.00

David A Swinehart, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 820 Russleo Drive, Nashville, TN 37209, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The David and Janet Swinehart Trust dated October 2, 2009	The David and Janet Swinehart Trust dated October 2, 2009	119-14-0-103.00
(NAME) 256 Morton Ave.	(NAME) 256 Morton Ave.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **Thomas L. Baldassarre and wife, Brenda Olsen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The David and Janet Swinehart Trust dated October 2, 2009**, 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. 5 of Block A on the Plan of Woodbine Courts, Part 1, as shown on plat of record in Plat Book 1130, Page 39, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Thomas L. Baldassarre, unmarried by Warranty Deed from Sam R. Baggett and wife, Teresa A. Baggett, dated July 1, 1993, filed of record on July 8, 1993, in Book 9009, Page 251, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 1130, Page 39 in the aforesaid Register's Office; and the 2010 County Taxes.

unimproved ☐

This is improved ☒ property, known as 256 Morton Ave., Nashville, TN 37211
(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.

Witness our hands this 11th day of May, 2010.

Thomas L. Baldassarre by Brenda Olsen as Attorney in Fact

Brenda Olsen

BILL GARRETT, Davidson County
Trans:T20100030248 DEEDWARR
Recvd: 05/19/10 14:28 2 pgs
Fees:13.00 Taxes:515.78
20100519-0038759

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brenda Olsen, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Brenda Olsen, as Attorney-in-Fact for and on Behalf of Thomas L. Baldassarre, the within named bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for an on behalf of Thomas L. Baldassarre, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Thomas L. Baldassarre.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2010.

Commission expires:
5/15/2010

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY