Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20110011347 DEEDWARR
Recvd: 02/24/11 10:37 2 pgs
Fees:13.00 Taxes:379.25
20110224-0015168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,500.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2011.

Notary Public
My Commission Expires: 04/06/13

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

11-0044

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bill Swartz	SAME	119-14
3103 Wingate Avenue	P.O. Box 120714	318.00
Nashville, TN 37211	Nashville, TN 37212	

WARRANTY DEED

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 **Danny Parker, Executor of The Estate of Mary Elizabeth Taylor, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bill Swartz and wife, Debbie Swartz**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 30 fronts 60 feet on the westerly side of Wingate Avenue and extends back between parallel lines 160 feet to the easterly line of Lot "D" measuring 60 feet thereon.

Being the same property conveyed to J.T. Taylor, Jr. and wife, Mary Elizabeth Taylor, by Quitclaim Deed from Mary Ensey, Trustee, dated March 6, 1970, recorded in Book 4401, Page 726, Register's Office for said County. J.T. Taylor, Jr. predeceased Mary Elizabeth Taylor, and title having vested in Mary Elizabeth Taylor as surviving tenant by the entirety. Subsequently Mary Elizabeth Taylor having died testate March 3, 2010, and property being brought into the estate by Order dated June 9, 2010, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-518.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3103 Wingate Avenue, Nashville, TN 37211.**

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 18th day of February, 2011.

The Estate of Mary Elizabeth Taylor, deceased

By: _____
Danny Parker, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Danny Parker, Executor of the Estate of Mary Elizabeth Taylor, deceased**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of February, 2011.

_____
Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN