BILL GARRETT, Davidson County
Trans: T20110057179 DEEDWARR
Recvd: 09/15/11 08:23 2 pgs
Fees: 13.00 Taxes: 77.70

20110915-0071457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Martha Swafford
Affiant

Subscribed and sworn to before me, this 12TH DAY OF SEPTEMBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Swafford, unmarried	SAME	07107006800
	(NAME)	
121 Lawrencetown Road		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jean Jacob Windsor, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martha Swafford, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY CK SURVEYORS, PMB #199.

BEGINNING AT AN IRON PIN (25' TO CENTERLINE) IN THE SOUTH RIGHT-OF-WAY OF OLD TRINITY LANE, BEING THE NORTHWEST CORNER OF A TRACT OWNED BY DOROTHY J. JACOBS AND LAURA G. BAXTER AS OF DEED BOOK 9550, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 01-47-53 E, 128.98' TO A FENCE POST, BEING THE NORTHEAST CORNER OF A TRACT OWNED BY CHARLES E. EVANS AS OF RECORD IN INSTRUMENT NO. 20000216-0015470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,WITH EVANS LINE, S 88-01-53 W, 59.98' TO A POST BEING THE SOUTHEAST CORNER OF A TRACT OWNED BY FRED W. HAHN AS OF RECORD IN DEED BOOK 4150 PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, N 01-48-41 W, 128.98' TO AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY OF OLD TRINITY LANE; THENCE N 88-11-00 E, 60.01' TO THE POINT OF BEGINNING, CONTAINING 0.178 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEAN JACOB WINDSOR BY QUITCLAIM DEED FROM MARGARET L. JACOB OF RECORD IN BOOK 9336, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR 2011, CONSTITUTE A LIEN, BUT ARE NOT YET DUE AND PAYABLE. TAXES FOR 2010 HAVE BEEN PAID.

GRANTEE IS RESPONSIBLE FOR PAYMENT OF THE 2011 COUNTY TAXES.

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

unimproved (X)
This is improved ( ) property, known as 110 Old Trinity Lane, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 12th day of September, 2011.

Jean Jacob Windsor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN JACOB WINDSOR, UNMARRIED the herein 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 the 12th day of September, 2012.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072