Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081036 DEEDWARR
Recvd: 12/22/11 09:32 2 pgs
Fees:13.00 Taxes:255.30

20111222-0099955

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2011

Notary Public

MY COMMISSION EXPIRES: 5-4-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Swanger and Avis Kennedy	New Owner	09102031100
(NAME)	(NAME)	
5502 California Avenue	2021 Castleman Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, I/WE, **Alpina Lopez**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Swanger and Avis Kennedy**, 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 Nos. 1405 and 1407, Block 50, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alpina Lopez, a single woman, by Warranty Deed from Household Financial Center, Inc. dated April 23, 2004 and filed of record on April 30, 2004 in Instrument Number 20040430-0049048, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 5502 California Avenue, Nashville, TN 37209

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, has 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 **9th** day of **December, 2011**

Alpina Lopez

Alpina Lopez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alpina Lopez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **December, 2011**

Notary Public

My commission expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY