BILL GARRETT, Davidson County
Trans:T20120039124 DEEDWARR
Recvd: 05/29/12 14:37 2 pgs
Fees:12.00 Taxes:0.00
20120529-0046261

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
Maryland Farms
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # Mapv131-07
Part of Parcel 72.00

WARRANTY DEED

Owner & Property Address:
Jeffrey W. Swink and
Esther C. Swink,
Trustees of the SWINK
REVOCABLE LIVING TRUST
4410 Hunt Place
Nashville, TN 37215

Mail Tax Statement to:
Mr. and Mrs. Jeffrey Swink
4410 Hunt Place
Nashville, TN 37215

The GRANTORS, JEFFERY W. SWINK and wife, ESTHER C. SWINK, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

JEFFERY W. SWINK and ESTHER C. SWINK, Trustees, SWINK REVOCABLE LIVING TRUST, dated May 4, 2012

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B in Hunt Place Townhomes, a private Element Horizontal Property Regime located at the corner of Loan Oak Road and Hunt Place, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hunt Place Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041008-0122010, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hunt Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041008-0122010, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to husband and wife by Warranty Deed of record as Instrument Number 20041027-0129186, in the Register's Office of Davidson County, Tennessee. This conveyance will sever our relationship as tenants by the entireties.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 1130, page 53, said Register's Office; and (b) restrictive covenants of record in Instrument No. 20041008-0122010, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 4th day of May, 2012, by the undersigned.

JEFFERY W. SWINK

ESTHER C. SWINK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JEFFERY W. SWINK and ESTHER C. SWINK to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 4th day of May, 2012.

NOTARY PUBLIC My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 4th day of May, 2012.

NOTARY PUBLIC My Commission Expires: _____

