Warranty Deed





STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2012.

Notary Public

My commission expires: ____

BILL GARRETT, Davidson County
Trans:T20120086062 DEEDWARR
Recvd: 11/09/12 15:13 2 pgs
Fees:13.00 Taxes:812.15
20121109-0103895

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel i.
Nathan Edward Swain	Wells Fargo Bank, N.A.	
1617 McEwen Avenue	10401 Deerwood Park Blvd.	083-06-0-343.00
Nashville, TN 37206	Jacksonville, FL 32256	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA M. HILKO AND LUKE M. HILKO, WIFE AND HUSBAND, AND PAUL A. HILKO AND MARY E. HILKO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN EDWARD SWAIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the East 56.0 feet of the West 113.0 feet of the South 150.0 feet of Lot No. 2 on the Map of W.L. Horn's Spout Spring Addition of Record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, being known as Lot "B" on the unrecorded Subdivision of said Lot No. 2 and described according to a copy of a survey by Z.J. Wilkerson, surveyor, September 4, 1940, as follows: Said part of said Lot fronts 56.0 feet on the North side of McEwen Avenue and extends back between parallel lines, parallel to and 57.0 feet East of the Easterly Margin of Rudolf Street, 150.0 feet to the South line of Lot "D".

Being the same property conveyed to Lisa M. Hilko and Luke M. Hilko and Paul A. Hilko and Mary E. Hilko, as joint tenants with right of survivorship by Warranty Deed from R. Cain Gilfoil, unmarried of record at Instrument No. 20110401-0025016, Register's Office for Davidson County, Tennessee, dated March 25, 2011.

Being the same property conveyed to R. Cain Gilfoil by Warranty Deed from Philip A. Steen and Nicole V. Mitchell of record at Instrument No. 20080404-0034112, Register's Office for Davidson County, Tennessee, dated March 28, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1617 McEwen Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2012.

Lisa M. Hilko

Luke M. Hilko

Paul A. Hilko by Mary E. Hilko
as Attorney in Fact

Mary E. Hilko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa M. Hilko and Luke M. Hilko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary E. Hilko, individually and in behalf of Paul A. Hilko as Attorney in Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public

My Commission Expires: