BILL GARRETT, Davidson County
Trans:T20120088107 DEEDWARR
Recvd: 11/19/12 09:37 2 pgs
Fees:13.00 Taxes:469.90

20121119-0106291

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-8-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Ina Marie Parks, unmarried	Same as new owner	128130A43500CO
	(NAME)	
435 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 Kristina A. Steinke Swanson and husband, Lars Swanson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ina Marie Parks, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 435 OF THE WESTFIELD CONDOMINIUMS, (FORMERLY THE HAMLET) A HORIZONTAL PROPERTY REGIME PURSUANT TO PLAT OF RECORD IN BOOK 6250, PAGE 590, AND THE FIRST REVISION THEREOF IN BOOK 6250, PAGE 748, AS FURTHER SHOWN AND DESCRIBED IN AN AMENDED DOCUMENT OF RECORD IN BOOK 6831, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO KRISTINA A. STEINKE BY DEED FROM AMY E. VINEYARD BYNUM AND HUSBAND, KEITH BYNUM, OF RECORD BY INSTRUMENT NO. 20070102-0000409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID KRISTINA A. STEINKE NOW BEING KRISTINA A. STEINKE SWANSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

LARS SWANSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

KRISTINA ANN SWANSON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LARS SWANSON, PURSUANT TO SPECIAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121119-0106290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 435 Westfield Drive, Nashville, TN 37221
(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 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

WARRANTY DEED
(Continued)

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 15th day of November, 2012.

Kristina A. Steinke Swanson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristina A. Steinke Swanson, 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 15th day of November, 2012.

Notary Public

My Commission Expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lars Swanson

By: Kristina Ann Swanson
Kristina Ann Swanson, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 15th day of November, 2012, before me personally appeared Kristina Ann Swanson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lars Swanson and acknowledged that such person executed the same as the free act and deed of Lars Swanson.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

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