(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032647 DEEDWARR
Recvd: 04/22/13 09:25 2 pgs
Fees:13.00 Taxes:381.10
20130422-0039519

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Swang	SAME	Map 146-4
(NAME)	(NAME)	
4206 Belmont Boulevard		Parcel 1
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **STEPHEN SWANG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD SWANG, A 12.5% INTEREST,** 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 the city of Oak Hill, Davidson County, Tennessee being Lot No. 1 on the final plat of the resubdivision of Lot 1 of Bridle Path Estates, Second Edition and Lot 30, Gatetway Acres Second Edition with such re-subdivision of record in Instrument No. 20030715-0098680, Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Axel W. Swang and Doris Cluck Swang as tenants-in-common pursuant to deed of record in Book 10007, page 853, Register's Office for Davidson County, Tennessee; the said Doris Cluck Swang having died leaving a Last Will and Testament, filed in the Probate Clerk's Office at Volume No. 2670-490464, also filed with the Probate Court of Davidson County, Tennessee under Probate Docket No. 01P1836. The interest of Doris Cluck Swang pursuant to her will having vested at her death in Ronald Swang as Trustee under the will of Doris Cluck Swang. Ronald Swang, Trustee under the will of Doris C. Swang conveyed an undivided 12.5% interest to Stephen Swang by Quitclaim Deed of record in Instrument No. 20130422-0039518, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Instrument No. 20030715-0098680, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 956 Tyne Boulevard, Nashville, Tennessee 37220
(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 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 hand this 19th day of April, 2013.

Stephen Swang

Stephen Swang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Swang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public