BILL GARRETT, Davidson County
Trans:T20130054692 DEEDWARR
Recvd: 06/27/13 14:20 2 pgs
Fees:13.00 Taxes:114.70

20130627-0066295

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0633

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00.

Kevin Smith
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of June, 2013

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Smith 2119 Bracey Circle Joelton, Tennessee 37080	New Owner	133-01-0-094.00

WARRANTY DEED

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,

Jackson M. Welch, Jr., Administrator ad Litem Estate of Betty Jo Swaw

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Smith

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 No. 53 and the east 27-1/2 feet of Lot No. 54 on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for said County, to which map reference is hereby made for a complete and accurate description.

BEING the same property conveyed to Betty Jo Swaw, unmarried, by Warranty Deed from Mary Louella Mosley, a widow, dated 6/3/93 and recorded 6/7/93 in Book 8973, Page 476, Register's Office for Davidson County, Tennessee. The said Betty Jo Swaw having since died on December 19, 2011. Pursuant to Agreed Order Approving Contract To Sell Real Property, No. P-6452, in the Probate Court for Williamson County, Tennessee, Jackson M. Welch, Jr., Administrator ad Litem for the Estate of Betty Jo Swaw, deceased, was authorized to convey subject property to the herein named Grantee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 428 Patterson Street, Nashville, TN 37211.

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

Dated this the 21st day of June, 2013.

Jackson M. Welch, Jr., Administrator ad
Litem Estate of Betty Jo Shaw

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jackson M. Welch, Jr., Administrator ad Litem Estate of Betty Jo Swaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator ad Litem of the Estate of Betty Jo Swaw, the within named bargainor, and that he as such Administrator ad Litem, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing as Administrator ad Litem Estate of Betty Jo Swaw.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of June, 2013.

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)

