Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0766

BILL GARRETT, Davidson County
Trans:T20130070144 DEEDWARR
Recvd: 08/14/13 15:30 6 pgs
Fees:33.00 Taxes:103.60
20130814-0085560

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant VP

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of August, 2013

Notary Public
Commission Expires: 11-19-16

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Regal Homes, Co. 290 Ed Harris Rd Ashland City, TN 37015	New owner	082-07-0-223.00

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,

Cynthia Lyda, Kenneth Ray Swaw, and Nancy Lynn Martin, Summer Swaw Goins, individually and as Co-Adminstrator for the Estate of Richard Davis Swaw, Cody Ernesto Swaw, individually and as Co-Administrator for the Estate of Richard Davis Swaw, and Francene Kavin as Guardian ad Litem for Brettney Necole Swaw, Ashley Joanna Swaw and Richard Ray Swaw, the minor children of Richard Davis Swaw.

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

Regal Homes, Co., a Tennessee corporation

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. 28 in Dr. Van S. Lindsley's Addition to East Nashville, a plan of which is recorded in Book No. 57, page 25, in the Register's Office for said County and State.

Being the same property conveyed to Betty Jo Swaw, a single person, by Warranty Deed from Joe Taylor, dated 04/17/1989 and recorded 04/20/1989 of record in Book 7821, Page 664, Register's Office for Davidson County, Tennessee. The said Betty Jo Swaw having died intestate, on December 19, 2011, subject property vesting in her Heirs at Law; Richard Swaw, Cynthia Lyda, Kenneth Ray Swaw, and Nancy Lynn Martin. The said Richard Swaw, a/k/a Richard Davis Swaw, having died intestate on December 16, 2012. Pursuant to Letters of Administration, Probate No. P6810, in the Chancery Court for Williamson County, Tennessee, and the Order in the Chancery Court for Williamson County, Tennessee at Franklin, Summer Swaw Goins and Cody Ernesto Swaw were appointed as Co-Administrators of the Estate of Richard Davis Swaw, with full power to sell subject property, and Francene Kavin was appointed Guardian ad Litem for the minor children in connection with the estate of Richard Davis Swaw, with full power to sell subject property.

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: 710 N. 2nd Street, Nashville, TN 37209.

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 9th day of August, 2013.

Cynthia Lyda

Cynthia Lyda

Nancy Lynn Martin

Kenneth Ray Swaw

Francene Kavin, Guardian ad Litem for
Brettney Necole Swaw, Ashley Joanna Swaw
And Richard Ray Swaw

STATE OF TENNESSEE
COUNTY OF Dawson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Cynthia Lyda
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

7th Witness my hand and official seal at Dawson, Tennessee this
9th day of August, 2013.

Notary Public
My Commission Expires: 10-18-2015

JOE F GILLESPIE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAWSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Nancy Lynn Martin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this
_____ day of August, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

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 ____ day of August, 2013.

_____
Cynthia Lyda

Nancy Lynn Martin
Nancy Lynn Martin

_____
Kenneth Ray Swaw

_____
Francene Kavin, Guardian ad Litem for
Brettney Necole Swaw, Ashley Joanna Swaw
And Richard Ray Swaw

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Cynthia Lyda
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this _____ day of August, 2013.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Nancy Lynn Martin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8 day of August, 2013.

_____
Notary Public
My Commission Expires: 11-14-16

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Kenneth Ray Swaw
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8 day of August, 2013.

Notary Public
My Commission Expires: 11-14-16

JACKSON M. WELCH, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Francene Kavin, Guardian ad Litem for
Brettney Necole Swaw, Ashley Joanna Swaw
And Richard Ray Swaw

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Francene Kavin as Guardian ad Litem for
Brettney Necole Swaw, Ashley Joanna Swaw and Richard Ray Swaw
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8 day of August, 2013.

Notary Public
My Commission Expires: 11-14-16

JACKSON M. WELCH, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Summer Goins, individually and as the
Co-Administrator for the Estate of Richard Davis Swaw

By: Cody Swaw, Individually and as the
Co-Administrator for the Estate of Richard Davis Swaw

STATE OF Tenn.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Summer Goins, individually and as Co-Administrator for the Estate of Richard Davis Swaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city), Tenn. (state) this 6th day of August, 2013.

DENISE COLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/30/2014

(Notary Seal)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cody Swaw, Individually and as Co-Administrator for the Estate of Richard Davis Swaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state) this _____ day of August, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

Summer Goins, individually and as the
Co-Administrator for the Estate of Richard Davis Swaw

Cody Swaw
By: Cody Swaw, Individually and as the
Co-Administrator for the Estate of Richard Davis Swaw

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Summer Goins, individually and as Co-Administrator for the Estate of Richard Davis Swaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____(city), _____ (state) this _____ day of August, 2013.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF Minnesota
COUNTY OF Beltrami

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cody Swaw, Individually and as Co-Administrator for the Estate of Richard Davis Swaw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bemidji (city), Minnesota (state) this _____ day of August, 2013.

_____
Notary Public
My Commission Expires: 1-31-17

(Notary Seal)

HEATHER D BARBER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2017