THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31386-08-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Richard D. Swint Affiant Subscribed and sworn to before me this 13th day of September, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Graden Dycus, Casey Dycus 2700 West Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** F&M Bank 100 Bluegrass Commons Suite 100 Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 104 150 13200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard D. Swint and Judy L. Swint, heirs at law of Ollie Douglas Swint,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Graden Dycus and wife, Casey Dycus** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2700 West Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20130082958 DEEDWARR
Recvd: 09/25/13 12:38 3 pgs
Fees:18.00 Taxes:1294.63
20130925-0100770

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2013.

Richard D. Swint

Judy L. Swint

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard D. Swint and Judy L. Swint**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 9 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said westerly half of said Lot No. 9 fronts 50 feet on the northerly side of West Linden Avenue (formerly Sunset Avenue) and runs back between parallel lines 162.8 feet on the east line and 162.9 feet on the west line to the south line of Lot No. 20.

Being the same property conveyed to Geo. W. Swint, Jr. and wife, Mayme Cullum Swint, by deed dated March 22, 1929, from C. S. Dugger and wife, Fannie Mai Dugger, of record in Book 766, page 530, Register's Office for Davidson County, Tennessee. Geo. W. Swint, Jr. predeceased Mayme Cullum Swint. By will of Mayme Cullum Swint, of record in Will Book 115, page 124, County Court Clerk's Office for Davidson County, Tennessee, said property was devised to Margaret Evelyn Swint and Ollie Douglas Swint equally. Margaret Evelyn Swint Rimlinger (one and the same person as Margaret Evelyn Swint) conveyed her interest in subject property to Ollie Douglas Swint by deed of record in Book 6748, page 293, Register's Office for Davidson County, Tennessee. Ollie Douglas Swint died on November 10, 2010, leaving Richard D. Swint and Judy L. Swint as his sole heirs at law. See Affidavit of Heirship of record in Instrument No. 20101206-0097028, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 332, page 132, Register's Office for Davidson County, Tennessee.