BILL GARRETT, Davidson County
Trans:T20130086999 DEEDWARR
Recvd: 10/08/13 12:01 3 pgs
Fees:18.00 Taxes:388.50
20131008-0105621

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
J. Raymond & Nina Swoner
2124 Crystal Drive
Nashville, TN 37210

SEND TAX BILL TO:
Owner

MAP 095
GROUP 14-0
PARCEL 14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mark Edward Swoner, Sam Robert Swoner, J. Raymond Swoner and Lois Swoner Faircloth,** has this day bargained and sold, and does hereby transfer and convey unto **J. Raymond Swoner and wife, Nina Swoner,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 90 on the Plan of Elm Hill Acres, Section 1, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Maria Spray Swoner, a life estate, with a 1/7 remainder interest to Mark Edward Swoner, a 2/7 remainder interest to J. Raymond Swoner, a 2/7 remainder interest to Sam Robert Swoner, and a 2/7 remainder interest to Lois Swoner Faircloth, by warranty deed from Dorothy Jean Burgoyne, unmarried, dated December 16, 1986 and of record in Record Book 7081, Page 653, Register's Office for Davidson County, Tennessee. Maria Spray Swoner, having since died on 07/02/2013, said property vested to her heirs by Last Will & Testament by operation of law as the surviving joint tenants.

This is IMPROVED property known as 2124 Crystal Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 2331, page 67, and restrictions in Book 2442, page 464, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of September, 2013.

Mark Edward Swoner

J. Raymond Swoner

Lois Swoner Faricloth

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mark Edward Swoner, J. Raymond Swoner and Lois Swoner Faircloth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of September, 2013.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of September, 2013.

NOTARY PUBLIC

GREGG W. CLARK JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

My Commission Expires: 1/4/14

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of September, 2013.

Mark Edward Swoner

Mark Edward Swoner

Sam Robert Swoner

Sam Robert Swoner

J. Raymond Swoner

Lois Swoner Faircloth

Lois Swoner Faircloth

STATE OF GEORGIA
COUNTY OF Clayton

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sam Robert Swoner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of September, 2013.

NOTARY PUBLIC 9/17/2013

My Commission Expires: Feb 28, 2015

GLADYS M EPPS HAYNES
NOTARY PUBLIC
Clayton County - State of Georgia
My Comm. Expires Feb. 28, 2015

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mark Edward Swoner, J. Raymond Swoner and Lois Swoner Faircloth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.