6

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

J. DYKE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M Swagler 1120 French Town Ln Franklin TN 37067	Same	Map 119 07 0 Parcel 009.00

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, we,

Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel M. Swagler

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 Number 130 on the Map of Glencliff Estates, Section VI, as of record in Book 2133, page 73, Register's Office for said county, described as follows:

Said Lot Number 130 begins at a point in the Westerly margin of Barrett Drive, the common front corner of Lots Numbers 130 and 131; thence Northwesterly 157.5 feet to a point in the line of Lot Number 129; thence Southerly 165 feet along the common line of Lots Number 129 and 130 to a point in the Northerly margin of Jacqulyn Drive, the common front corner of Lots Numbers 129 and 130; thence Easterly along the margin of said drive 109.3 feet to a point, the beginning of a curve; thence 37.1 feet around said curve, having a radius of 25 feet, to a point in the Westerly margin of Barrett Drive; thence Northerly along said margin 103 feet to the point of beginning.

Being the same property conveyed to Eric Sox, by deed from Wilson & Associates, PLLC, dated October 17, 2013, of record in Instrument No. 20131021-0109599 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 403 Barrett Road, Nashville, TN 37211
(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(s) this 21st day of February, 2014.

Eric Sox

BILL GARRETT, Davidson County
Trans:T20140013590 DEEDWARR
Recvd: 02/27/14 08:17 2 pgs
Fees:13.00 Taxes:403.30

20140227-0016682

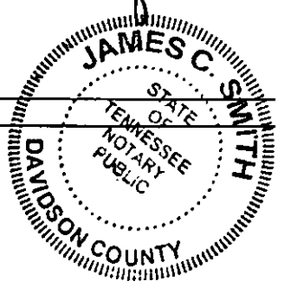
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, with whom I am personally acquainted, (or who 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, at office, this 21st day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027