BILL GARRETT, Davidson County
Trans:T20140014264 DEEDWARR
Recvd: 02/28/14 15:59 2 pgs
Fees:13.00 Taxes:499.50
20140228-0017554

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this the 21st day of February, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erin Swift Robert Swift		
1275 Kenmore Place	New Owner	07207037600
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES T. TYREE, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN SWIFT AND ROBERT SWIFT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Burkett Subdivision of record in Instrument Number 20050602-0062806, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Tyree by Deed from Philip Todd Burkett and wife, Virginie P. Burkett of record at Instrument No. 20050621-0071109, Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on June 21, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1275 Kenmore Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2014.

James T. Tyree

STATE OF OREGON
COUNTY OF Multnomah

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

Witness my hand and seal this 21st day of February, 2014.

OFFICIAL SEAL
TAYLOR A M WORRELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 457417
MY COMMISSION EXPIRES APRIL 05, 2015

Notary Public

My Commission Expires: 04/05/2015

Virginia Tyree, spouse of **James T. Tyree**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Virginia Tyree

STATE OF OREGON
COUNTY OF Multnomah

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

OFFICIAL SEAL
TAYLOR A M WORRELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 457417
MY COMMISSION EXPIRES APRIL 05, 2015

04/05/2015