WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140018003 DEEDWARR
Recvd: 03/18/14 09:45 2 pgs
Fees: 13.00 Taxes: 469.90

20140318-0022182

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Vincent S. Gibbons	SWBC Mortgage Corp.	Parcel ID:
205 Barker Rd.	9311 San Pedro Ave. Ste 100	08414001900
Nashville, TN 37214	San Antonio, TX 78216	

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

Lillian J. Landerville f/k/a Lillian J. Lovell, First Successor Trustee for The Joseph R. Swift and/or Anna R. Swift Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Vincent S. Gibbons , an unmarried man

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. 118, on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph R. Swift and Anna R. Swift, as Trustees for The Joseph R. Swift and/or Anna R. Swift Revocable Living Trust, by deed from Joseph R. Swift and Anna R. Swift (a/k/a Ruth V. Swift), of record in Instrument 20060906-0110266, said Register's Office, dated September 6, 2006. See also deed of record in Book 2597, Page 43, said Register's Office. The said Joseph R. Swift died May 2, 2007. The said Anna R. Swift died May 10, 2012, and the Estate was admitted to Probate as Probate No. 12P1239, of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 87, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 205 Barker Rd., Nashville, TN 37214

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 this 14th day of March, 2014.

The Joseph R. Swift and/or Anna R. Swift
Revocable Living Trust

BY Lillian J. Landerville
Lillian J. Landerville, First Successor
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian J. Landerville f/k/a Lillian J. Lovell, First Successor Trustee of The Joseph R. Swift and/or Anna R. Swift Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is First Successor Trustee of The Joseph R. Swift and/or Anna R. Swift Revocable Living Trust, and as such First Successor Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.