BILL GARRETT, Davidson County
Trans: T20140032217 DEEDWARR
Recvd: 05/09/14 09:49 2 pgs
Fees: 13.00 Taxes: 222.00

20140509-0039690

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-FSBO-14-0

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew F. Strader	Matthew F. Strader	
8465 Old Charlotte Pike (ADDRESS)	8465 Old Charlotte Pike (NAME) (ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Pegram, TN 37143 (CITY) (STATE) (ZIP)	071-14-0-061.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARMEN A. SWOOPES THOMPSON, MARRIED AND LARRY B. SWOOPES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW F. STRADER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 25 ON THE PLAN OF J.B. HAYNIES GROVE PLAN OF RECORD IN PLAT BOOK 57, PAGE 64, 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 LARRY B. SWOOPES AND WIFE, CARMEN A. SWOOPES BY DEED FROM HOZELL ANDERSON, DATED AUGUST 31, 2001, FILED FOR RECORD ON SEPTEMBER 11, 2001 IN INSTRUMENT NO. 20010911-0098625, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO CARMEN A. SWOOPES BY QUITCLAIM DEED FROM JOSEPH V. FERRELLI, TRUSTEE AND LARRY B. SWOOPES, DATED FEBRUARY 17, 2004, FILED FOR RECORD ON FEBRUARY 19, 2004 IN INSTRUMENT NO. 20040219-0019071, REGISTER'S OFFICE FOR DAVIDSON COUNTY. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO CARMEN A. SWOOPES, UNMARRIED AND LARRY B. SWOOPES, UNMARRIED BY QUITCLAIM DEED FROM CARMEN A. SWOOPES, DATED DECEMBER 1, 2001, FILED FOR RECORD ON JANUARY 13, 2012 IN INSTRUMENT NO. 20120113-0003686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR PRIMARY, NOR MARITAL, RESIDENCE.

unimproved (X)
This is improved ( ) property, known as `31 Evergreen Avenue, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2014.

Carmen A. Swoopes Thompson

Larry B. Swoopes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmen A. Swoopes Thompson and Larry B. Swoopes, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 25th day of April, 2014.

Notary Public

My Commission Expires: 3-6-18

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903