Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140034653 DEEDWARR
Recvd: 05/19/14 10:28 2 pgs
Fees:13.00 Taxes:810.30
20140519-0042749

75612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12-27-15

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Douglas Smith	Same As Above	08306034500
(NAME)	(NAME)	
601 Rudolph Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Sally Wren Swan**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Douglas Smith**, 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 part of Lot No. 2 on the Plan of W. L. Horn's Spout Spring Addition, as of record in Book 57, page 106, Register's Office of said County, and being Lot "D" on the unrecorded subdivision of said Lot No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, September 4, 1940, as follows:

Beginning on the easterly margin of Rudolph Street at a point 150 feet north of the northerly margin of McEwen Avenue; thence with the easterly margin of said Street, northwardly 50 feet; thence at right angles eastwardly 170 feet to the westerly line of Lot No. 3; thence with said line southwardly 50 feet; thence at right angles westwardly 170 feet to the beginning.

BEING the same property conveyed to Sally Wren Swan, unmarried by deed dated January 31, 2008 from Michael A. Tanner, married and filed of record in Instrument #20080204-0011661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☐ property, known as 601 Rudolph Ave, Nashville, TN 37206

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, has 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 our hands this **15th** day of **May, 2014**

Sally Wren Swan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Sally Wren Swan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **May, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON