Davidson County DEEDWARR
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Fees:18.00 Taxes:1618.75
20140604-0048209

WARRANTY DEED

PHILLIP ELLIS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2014

Notary Public

MY COMMISSION EXPIRES: May 23, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Street	c/o M. Street	117-13-0-A-146.00 CO
(NAME)	(NAME)	
2711 Abbott Martin Road	5096 Bull Run Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorothy J. Swaney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert H. Street,** 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-B, Pointset Condominium, as shown on Exhibit "B" to Master Deed and By-Laws of Pointset, Lots 3 and 4 Condominium, of record in Book 5328, Page 690, and as amended in Book 5970, Page 282, Register's Office for said County, and being located on Lot No. 4 on the Plan of Poinset of record in Book 5050, page 65, said Register's Office, to which reference is here made, together with appurtenant interest in the common and limited common areas as set out in said Master Deed and By-Laws of record in Book 5328, pages 675-690, said Register's Office, and as shown on said Exhibit "B" attached thereto at page 690.

Being the same property conveyed to Carl E. Swaney and wife, Dorothy J. Swaney by deed being recorded in Book 9480, Page 209, said Register's Office. Carl E. Swaney having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2711 Abbott Martin Road, Nashville, TN 37215
(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/our hands this 3rd day of June, 2014.

Dorothy J. Swaney

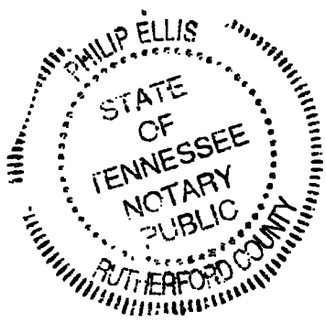
State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dorothy J. Swaney the bargainor(s), 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 seal this 3rd day of June, 2014.

Notary Public Philip Ellis
My Commission Expires: May 23, 2016

File No.: 20201



True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to ~~law~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY