File Box 8

BILL GARRETT, Davidson County
Trans:T20140045596 DEEDWARR
Recvd: 06/26/14 14:23 2 pgs
Fees:13.00 Taxes:1239.50
20140626-0056136

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53547
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen B. Moore 2105 Golf Club Lane Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 10304025700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedFrank Swart and wife, Julie Swart, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Karen B. Moore hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly one-half of lot No. 30 on the Map of West End Annex, of record in Book 332, Page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Colorado Avenue and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to Frank Swart and wife, Julie Swart by Warranty Deed from Phillip M. Lee, Jr., unmarried, dated October 27, 2005, recorded November 1, 2005 in Instrument No. 20051101-0132159, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332 Page 61, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 4307 Colorado Avenue, Nashvillet, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2014.

Frank Swart

Julie Swart

State of TENNESSEE

County of DAVIDSON

On this 26th day of June, 2014 , before me the undersigned authority, personally appeared Frank Swart and Julie Swart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Sworn and subscribed before me this the 25th day of June, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public