BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073727 DEEDWARR
Recvd: 10/01/14 09:57 3 pgs
Fees:18.00 Taxes:3145.00
20141001-0090455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Christopher Taylor	New Owner	
(NAME)	(NAME)	146-01-1.00
814 Willowdale Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RONALD A. SWANG AND SUSAN SWANG AND RONALD A. SWANG, TRUSTEE UNDER THE WILL OF DORIS C. SWANG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHRISTOPHER TAYLOR AND WIFE, ELIZABETH H. TAYLOR,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20030715-0098680, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 956 Tyne Blvd., Nashville, TN 37220

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 30th day of September, 2014.

Ronald A. Swang, Trustee

Ronald A. Swang, Trustee
Ronald A. Swang

Susan Swang
Susan Swang

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 Ronald A. Swang and Susan Swang , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Ronald A. Swang with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee under the Will of Doris C. Swang, and who further acknowledged that he is authorized by said Will to execute the within instrument as Trustee under said Will.

Witness my hand and official seal at Nashville, Tennessee this 30 day of September, 2014.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1, BRIDLE PATH ESTATES SECOND ADDITION, RESUBDIVISION OF LOT NO. 1, as shown on plat of record in Instrument No. 20030715-0098680, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Executor's Deed from Ronald A. Swang, Executor of the Estate of Axel W. Swang, deceased to Ronald A. Swang and Susan Swang (as to an undivided forty-percent (40%) interest) as recorded on the 30th day of April, 2013 in Instrument No. 20130430-0042820; Quitclaim Deed from Ronald Swang, Trustee under the will of Doris C. Swang to Ronald A. Swang (being an undivided twenty-five percent (25%) interest) as recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039520; Warranty Deed from Stephen Swang to Ronald Swang, a 12.5% interest as recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039519; Quitclaim Deed from Ronald Swang, Trustee under the will of Doris C. Swang to Stephen Swang, an undivided twelve and one-half percent (12.5%) interest as recorded on the 22nd day of April, 2013 in Instrument No. 20130422-0039518; Quitclaim Deed from Axel W. Swang to Ronald A. Swang and Susan Swang, husband and wife, an undivided five percent (5%) interest as recorded on the 31st day of December, 2008 in Instrument No. 20081231-0123745; Quitclaim Deed from Axel W. Swang to Ronald A. Swang and Susan Swang, husband and wife, an undivided five percent (5%) interest as recorded on the 29th day of December, 2006 in Instrument No. 20061229-0161128; Executor's Deed from Ronald Swang, Executor of the Estate of Doris C. Swang, deceased to Ronald Swang, Trustee under the Will of Doris C. Swang as recorded on the 4th day of November, 2003 in Instrument No. 20031104-0161277; Quitclaim Deed from J. Greg Hardeman, Trustee to Axel W. Swang, a Fifty Percent (50%) undivided interest and Doris Cluck Swang, a Fifty Percent (50%) undivided interest as tenants in common (and not as tenants by entirety) as recorded on the 8th day of April, 1996 in Deed Book 10007, Page 853 and Warranty Deed from Haywood P. Norman, a widower to Axel W. Swang and wife, Doris Cluck Swang as recorded on the 24th day of August, 1959 in Deed Book 2956, Page 425, in the Register's Office of Davidson County, Tennessee.

Ronald A. Swang and Ronald Swang are one and the same.