Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140081127 DEEDWARR
Recvd: 10/28/14 11:20 2 pgs
Fees:13.00 Taxes:980.50
20141028-0099294

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2014.

Notary Public

My commission expires: 11/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Swift Chelsea Swift	Farmington Mortgage	
914 Boscobel St.	2002 Richard Jones Rd	082-16-0-351.00
Nashville, TN 37206	300A Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER S. REAM AND WIFE, JILLIAN POSTON REAM,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID SWIFT AND CHELSEA SWIFT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 8 on the Plan of W. W. Tottens Addition of record in Plat Book 57, Page 22, 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 Christopher S. Ream and wife, Jillian Poston Ream by deed from Miriam Shakow, and husband, Robert McGreevy of record in Instrument No. 20090727-0070367 Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on July 27, 2009.

Being also known as 914 Boscobel St. Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 914 Boscobel St., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2014.

Christopher S. Ream

Jillian Poston Ream

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher S. Ream and Jillian Poston Ream, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2014.

Notary Public

My Commission Expires: 07/08/2016

Kaylene Criger
Notary Public
Durham County
North Carolina
My Commission Expires 7/8/2016