Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140089483 DEEDWARR
Recvd: 12/01/14 08:32 2 pgs
Fees:13.00 Taxes:1110.00
20141201-0109532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

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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:
Patrick A. Sansone	NEWOWNER	
1275 Kenmore Place		072-07-0-376.00
Nashville, TN 37216		

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, **ERIN SWIFT, UNMARRIED AND ROBERT SWIFT, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK A. SANSONE**, 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. 1 on the Plan of Final Plat of Burkett Subdivision of record in Plat at Instrument No. 20050602-0062806, 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 James T. Tyree by deed from Philip Todd Burkett and wife, Virginie P. Burkett of record in Instrument No. 20050621-0071109 Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on June 21, 2005 and Scrivener's affidavit recorded on February 05, 2014 in Instrument No. 20140205-0010367.

Being the same property conveyed to Erin Swift and Robert Swift by deed from James T. Tyree, married of record in Instrument No. 20140228-0017554 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 28, 2014.

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 1275 Kenmore Place, Nashville, TN 37216.

*This property is not the residence of Robert Swift or the spouse of Robert Swift.

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 21st day of November, 2014.

Erin Swift by Robert Swift her attorney-in-fact

Erin Swift by Robert Swift
her attorney-in-fact

Robert Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Swift, individually, and as attorney in fact for Erin Swift 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 21st day of November, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066