Mail

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Rendrick Dale Mitchell, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Jerry W. Swanson and wife, Christine Swanson, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot Nos. 114-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rendrick Dale Mitchell by deed dated January 31, 1995 of record in Instrument No. 19950202-9855800, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed dated May 20, 2005 of record in Instrument No. 20050601-0061745, Register's Office of Davidson County, Tennessee.

Map & Parcel 03316022200

Property Address: 1112 Nelson Drive, Madison, TN 37115

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever .

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of December, 2014.

Rendrick Dale Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Rend ick Dale Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15 day of December, 2014.

Notary Public

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MARY COUNTY My Commission Expires March 21, 2018

My commission expires: 03/21/2018

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $83,500.00.

Affiant

Subscribed and sworn to before me, this 15 day of December, 2014.

Notary Public

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MARY COUNTY My Commission Expires March 21, 2018

My commission expires: 3/21/18

NEW PROPERTY OWNER:
Jerry W. & Christine Swanson
1112 Nelson Dr.
Madison, TN 37115

PERSON RESPONSIBLE FOR TAXES:
SAME