| Davidson County | DEEDWARR |
|---|---|
| Recvd: 02/02/15 13:46 | 2 pgs |
| Fees:13.00 Taxes:1028.60 | |
| 20150202-0009558 | |

# WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $278,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of January, 2015

Notary Public
My Commission expires:
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Melissa Sweany | Highland Residential | 072-05-0-099.00 |
| 3003 Keeling Avenue | 12001 N. Central Expressway | |
| Nashville, TN 37216 | Dallas, TX 75243 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Louis Smith, a single person and Jessie David Freeman, a single person as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melissa Sweany and Patrick Sweany, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being parts of Lots Nos. 51 and 52 on the Map of the Subdivision of the Casper Zopfi Place as of record in Book 332,page 167, Register's Office for said County, being Lot No. 6 on the Plan of Susie W. Demonbreuns's Resubdivision of part of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record, described according to survey of Ben M. Moore, Jr., surveyor, dated 3/26/47, as follows:**

**Beginning on the easterly margin of Keeling Avenue at a point 206.2 feet north of the northeast corner of said Avenue and Trinity Lane, at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, eastwardly 150 feet; thence North 03 deg. 30 min. East 50 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Keeling Avenue; thence with said Avenue, southwardly 50 feet to the Beginning.**

**Being the same property conveyed to Louis Smith, a single person and Jessie David Freeman, a single person, as joint tenants with right of survivorship, by deed from Richard Rude, an unmarried man, on February 29, 2008, of record in Instrument Number 20080414-0037837, Register's Office for Davidson County, Tennessee. Further conveyed to Louis Smith, a single person, by Quitclaim Deed from Jessie David Freeman, a single person, of record in Instrument Number 20120817-0074088, said Register's Office. Further conveyed to Louis Smith, a single person and Jessie David Freeman, a single person, as joint tenants with right of survivorship, by Quitclaim Deed from Louis Smith dated 8/13/12 of record in Instrument Number 20120906-0080606, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 167, Register's Office Davidson County, Tennessee.

This is improved property known as: **3003 Keeling Avenue, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

**WITNESS** our hands this January 29, 2015.

**Louis Smith**

**Jessie David Freeman**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Louis Smith, a single person and Jessie David Freeman, a ingle person as joint tenants with right of survivorship** to me known to be the persons escribed in and who executed the foregoing instrument, and acknowledged that they executed he same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 29, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018