BILL GARRETT, Davidson County
Trans:T20150016071 DEEDWARR
Recvd: 03/04/15 14:46 2 pgs
Fees:13.00 Taxes:1091.50
20150304-0019084

WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew B. Ross	Andrew B. Ross	147-06-0-068.00
(NAME)	(NAME)	
238 Blackman Road	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joshua Swayze and wife, and Melissa Swayze,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew B. Ross and Martha S. Ross, husband and wife,** 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:

LAND in Davidson County, Tennessee, being Lot No. 44 on the ***Resubdivision of Lots 40, 41, 42, 43, 44 & 45, Section One Revised, Caldwell Hall***, of record in Book 3106, Page 121, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joshua Swayze and wife, Melissa Swayze, by Warranty Deed from Charles William DeMore and wife, Martia B. DeMore, dated 1/7/11 and recorded 1/19/11 in Instrument No. 20110119-0005228, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☑ property, known as 238 Blackman Road, Nashville, TN 37211
(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.

Witness my/our hands this 11th day of February, 2015.

Joshua Swayze

Melissa Swayze

State of Tennessee
County of Sumner

Personally appeared before me Joshua Swayze and Melissa Swayze, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 150033

