PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57322
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kirk Swearingen Emma Swearingen 715 Davidson Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11507007600

BILL GARRETT, Davidson County
Trans:T20150033039 DEEDWARR
Recvd: 04/30/15 15:20 2 pgs
Fees:13.00 Taxes:1387.50
20150430-0038994

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey M. Rossini and Caroline R. Rossini, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kirk Swearingen and Emma Swearingen, husband and wife, as joint tenants,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Addition, Section Two of record in Book 2854, page 56, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey M. Rossini and wife, Caroline R. Rossini by Warranty Deed from Stephen W. Cratty and Travis W. Cratty, dated December 28, 2009 and recorded on December 30, 2009 of record in Instrument No. 20091230-0118522, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 56, said Register's Office, which Plan shows a 125, foot minimum building setback line from Davidson Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 715 Davidson Road, Nashivlle, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2015.

Jeffrey M. Rossini

Caroline R. Rossini

State of Tennessee

County of Davidson

On this 24th day of April, 2015, before me the undersigned authority, personally appeared Jeffrey M. Rossini and Caroline R. Rossini, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2015.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 10, 2018