BILL GARRETT, Davidson County
Trans:T20150033805 DEEDWARR
Recvd: 05/04/15 10:59 2 pgs
Fees:13.00 Taxes:340.40
20150504-0040009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Kathryn D. Hood
Affiant

Subscribed and sworn to before me, this ~~30th~~ 1st day of ~~April~~ May, 2015.

Amy T. Nelson
Notary Public

My commission expires: 11/15/2015

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John R. Ginn and Jennifer Ginn	John R. Ginn	**04304001300**
110 Hiller Drive	460 Franklin Rd.	
Old Hickory, TN 37138	Franklin, TN. 37069	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Johnnie L. Swafford, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Ginn and wife, Jennifer Ginn

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. 32 on the Plan of Swinging Bridge Heights of record in Plat Book 2854, Page 114, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 65 feet on the northwesterly side of Hiller Drive and runs back 181.47 feet on the northeasterly line and 185.93 feet on the southwesterly line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Johnnie L. Swafford by warranty deed from The Estate of Barry Eugene Wilson of record in Instrument No. 20120731-0067422 Register's Office for Davidson County, Tennessee, dated 07/28/2012 and recorded on 07/31/2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved **(X)** unimproved ( ) property known as 110 Hiller Drive Old Hickory, TN 37138.

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 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 hand(s) this 30th day of April, 2015.

Johnnie L. Swafford

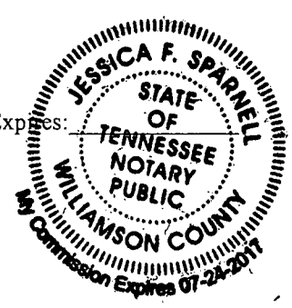
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Johnnie L. Swafford the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

My Commission Expires:



File #: **415056**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027