BILL GARRETT, Davidson County
Trans:T20150045826 DEEDWARR
Recvd: 06/10/15 13:15 2 pgs
Fees:13.00 Taxes:1498.50
20150610-0054825

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My commission expires: 8.21.17

(Notary Stamp)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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:
Ryan N. Stringfellow	**New Owner**	**Map\Parcel: 13115005700**
4708 Benton Smith Road	**SAME**	
Nashville, TN 37215	**SAME**	

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,

Christina Lee Cain-Swope, unmarried and Robert David Swope, unmarried

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

Ryan N. Stringfellow, an unmarried man

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. 20 on the Plan of Harpeth Acres, Section Seven of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, said property being more specifically described as follows:

Beginning at a point in the southeasterly margin of Benton Smith Road, said point being the common front corner of Lots Nos. 19 and 20 on said plan; thence in a southeasterly direction with the line between said Lots Nos. 19 and 20, 267.5 feet to a point, the common rear corner of said Lots Nos. 19 and 20; thence South 2 deg. 31' West 132.0 feet to a point; thence South 74 deg. 17' West 110.0 feet to a point, the common rear corner of Lots Nos. 20 and 21 on said plan; thence in a northwesterly direction along the line between said Lots Nos. 20 and 21, 314.8 feet to a point in the southeasterly margin of Benton Smith Road, the common front corner of said Lots Nos. 20 and 21; thence in a northeasterly direction along the southeasterly margin of Benton Smith Road, with the curve thereof, 112.0 feet to the point of beginning. Being the same property conveyed to Christina Lee Cain-Swope and husband, Robert David Swope by Warranty deed from James H. Hartline, Jr. unmarried of record in Book 11082, page 768, Register's Office for Davidson County, Tennessee, dated August 20, 1998 and recorded on August 26, 1998. Christina Lee Cain-Swope and husband, Robert David Swope has since divorced on April 8, 2015.

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 and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2633, Page 487, in the Register's Office for Davidson County, Tennesse\

This is improved property known as 4708 Benton Smith Road Nashville, TN 37215.

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 29th day of May, 2015.

Christina Lee Cain-Swope by Sue Boyd Cain, Attorney-in-fact
Christina Lee Cain-Swope by Sue Boyd Cain
Attorney- in fact

Robert D. Swope
Robert David Swope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared Sue Boyd Cain who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Christina Lee Cain-Swope and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.
Witness my hand this 29th day of May, 2015

Notary Public

My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Robert David Swope the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.
Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **315111CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027