WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-2-18

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dan Swagler	Dan Swagler	Parcel ID:
403 Barrett Road	403 Barrett Road	11904002800
Nashville, TN 37211	Nashville, TN 37211	

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 acknowledged, we

Leslie C. Huey and husband, Richard E. Bracy

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dan Swagler and Kimberly Sweeney, both unmarried

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. 55 on the plan of Glencliff Estates, Section Four, of record in Book 1835, Page 79, Register's Office for said County.

Said Lot No. 55 fronts 115.0 feet on the southerly margin of Wimpole Drive and extends back 220.6 feet on the easterly line and 150.8 feet on the westerly line to a dead line in the rear, measuring 134.0 feet thereon.

BEING the same property conveyed to Leslie C. Huey and Richard E. Bracy by deed from Buford C. Vaden and Cassie B. Vaden, of record in Book 5751, Page 519, dated May 29, 1981, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1879, Page 387, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 79, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 334 Wimpole Drive, Nashville, TN 37211

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 our hands this 28th day of August, 2015.

Leslie C. Huey

Richard E. Bracy

BILL GARRETT, Davidson County
Trans:T20150073998 DEEDWARR
Recvd: 08/31/15 14:58 2 pgs
Fees:13.00 Taxes:440.30
20150831-0088292

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie C. Huey and Richard E. Bracy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2015.

My Commission Expires: 7.2.18

Notary Public

