WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to me on August 31, 2015.

NOTARY PUBLIC

My Commission Expires: 2/19/18

Ashley Bouslog State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28793SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert E. White 931 McClurkan Avenue Nashville, TN 37206	Robert E. White 931 McClurkan Ave Nashville TN 37206	072-13-019

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam Montgomery Swann, unmarried, and Stokes Robinson Swann, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert E. White, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76, on the Plan of Springdale Subdivision, of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam Montgomery Swann, unmarried and Stokes Robinson Swann, married, as to a one half undivided interest each, being the same property conveyed to Adam Montgomery Swann and James Ernie Darnell, Jr., by Deed from HSBC Mortgage Services, Inc., of record as Instrument No. 20091014-0095170, Register's Office for Davidson County, Tennessee. The said James Ernie Darnell, Jr. having since died. The interest of James Ernie Darnell, Jr. having been conveyed to Kathleen R. Darnell by Executor's Quitclaim Deed from James Ernie Darnell, III, Executor of the Estate of James Ernie Darnell, Jr., of record as Instrument No. 20130702-0068040, said Register's Office. The said Kathleen R. Darnell having subsequently conveyed her interest in the subject property to Stokes Robinson Swann, by Quitclaim Deed of record as Instrument No. 20140627-0056662, Register's Office for Davidson County, Tennessee.

**This not now, nor has it ever been the principal marital residence of Stokes Robinson Swann and spouse.

BILL GARRETT, Davidson County
Trans:T20150075695 DEEDWARR
Recvd: 09/04/15 11:25 2 pgs
Fees:13.00 Taxes:740.00
20150904-0090405

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 931 McClurkan Avenue, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 31st day of August, 2015.

Adam Swann

Adam Montgomery Swann

Stokes Swann

Stokes Robinson Swann

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 31, 2015, before me personally appeared Adam Montgomery Swann and Stokes Robinson Swann to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 31, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE