BILL GARRETT, Davidson County
Trans:T20150108644 DEEDWARR
Recvd: 12/23/15 14:48 2 pgs
Fees:13.00 Taxes:481.00
20151223-0129427

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of December, 2015.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Custom Concept , LLC	SAME AS NEW OWNER	14903002900
(NAME)	(NAME)	
865 Bellevue Road #U13		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christopher Brock Swartzmiller, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Custom Concept , LLC, a Tennessee limited liability company** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, tennessee, being Lot No. 432 on the Plan of Edge-O-Lake Estates, Section Six, of record in Plat Book 3700, pages 15 and 16 and amended in Book 3962, Page 332, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher Brock Swartzmiller, a single man by deed from Danny J. Avery, Sr., an unmarried man, of record in Instrument No. 20050822-0099623, Register's Office of Davidson County, Tennessee. The said Christopher Brock Swartzmiller having since married. Said property is not the marital residence of the Grantor.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 2515 Sleepy Hollow Drive, Nashville, TN 37217

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(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of December, 2015.

Christopher Brock Swartzmiller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Brock Swartzmiller, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
~~Birthright~~ Title, LLC
2734 N. Mt. ~~Juliet~~ Road
Mt. Juliet, TN 37122

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206