WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon Carlisle	new owner	096110a06800co
(NAME)	(NAME)	
302 Hickory Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael D. Swift, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Carlisle, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in Davidson County, Tennessee and described as follows to wit:

Being Unit H-9, Phase IV, Hickory Place Condominiums as established by Master Deed and By-Laws for Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663 and as amended in Book 6654, Page 910, which Amendment is corrected by Instrument of record in Book 6759, Page 533 and which Master Deed is further amended in Book 7105, Page 182; Book 7105, Page 187 and in Book 7015, Page 192 all in the Register's Office for Davidson County, Tennessee and an undivided interest in and to the general and limited common elements appurtenant thereto and as shown on Exhibit "C" to Amendment to Master Deed in Book 7105, Page 182 , Hickory Place Condominiums and as shown on the Plan of Hickory Place Condominiums, Phases 2-8, Section I, of record in Plat Book 6250, Page 795, all references of record in the Register's Office for Davidson County, Tennessee, and made for a complete description of said unit.

Being the same property conveyed to Michael D. Swift, unmarried from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed for Tennessee dated September 25, 2013 of record in Instrument No. 20130927-0101878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HICKORY PLACE CONDOMINIUMS, PHASES 2-8, SECTION I, OF RECORD IN PLAT BOOK 6250, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantor named herein*****

BILL GARRETT, Davidson County
Trans:T20150109121 DEEDWARR
Recvd: 12/28/15 13:20 2 pgs
Fees:13.00 Taxes:351.50
20151228-0130045

unimproved ☐

This is improved ☑ property, known as 302 Hickory Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 23rd day of December, 2015.

Michael D Swift

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael D Swift**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY