Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0015HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of February, 2016.

Notary Public
Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160017177 DEEDWARR
Recvd: 03/02/16 11:30 2 pgs
Fees:13.00 Taxes:370.00
20160302-0019920

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chester A. Ewing 4031 Boyd Drive Nashville, TN 37218	GMFS, LLC 7389 Florida Blvd. Baton Rouge, LA 70806	059-09-0-130.00

WARRANTY DEED

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, I/WE,

Semekia Swett- Harding, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chester A. Ewing , a single male

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS,THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 180 on the Plan of Haynes Estates, Section 3, of record in Book 4175, Page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 180 fronts 74 feet on the westerly side of Boyd Drive and runs back between lines, 179.28 feet on the northerly side and 96.23 feet on the southerly side to a line at the rear on which it measures 118.45 feet thereon.

BEING the same property conveyed to Alonza L. Swett and wife, Lottie Swett, and granddaughter, Semekia Swett-Harding, as joint tenant with right of survivorship, by Quitclaim Deed from Alonza L. Swett and wife, Lottie Swett, through Julian W. Blackshear, Jr., trustee, dated 2/7/00 and recorded 2/7/00 in Instrument No. 20000207-0012637; and being the same property previously conveyed to Alonzo L. Swett and wife, Lottie Swett, by Warranty Deed from O.B. Bond and Dorothy D. Bond, as tenants in common, dated 5/18/76 and recorded 6/29/76 in Book 5051, Page 708, in the Register's Office of Davidson County, Tennessee. Lottie M. Swett having since died 4/12/2001, Alonza L Swett having since died 11/13/02.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4031 Boyd Drive, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of February, 2016.

Semekia Swett- Harding

Edward T. Harding

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Semekia Swett- Harding and Edward T. Harding** 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 Hendersonville, Tennessee this 29th day of February, 2016.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY