WARRANTY DEED

BOB TEST

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,850.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF March, 2016.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Edward Leonard Swinger	Same	082.07-0-230.00
713 N 2nd Street		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, 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, ROBBIE REESE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EDWARD LEONARD SWINGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 4 on the Map of R.D. Goodlet Subdivision of the Lindsley Property, as shown of record in Plat Book 57, Page 96, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robbie Reese, an unmarried woman by deed from Jillian Etherington, unmarried of record at Book 200705140057122, recorded on 05/14/2007, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 96, Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 713 N 2nd Street, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160019228 DEEDWARR
Recvd: 03/09/16 09:40 2 pgs
Fees:13.00 Taxes:284.35
20160309-0022453

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 2nd day of March, 2016 :

Robbie Reese

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ROBBIE REESE, the bargainor(s), 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 at Sumner County, Tennessee, this 2nd day of March, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019