BILL GARRETT, Davidson County
Trans:T20160028663 DEEDWARR
Recvd: 04/08/16 10:34 2 pgs
Fees:13.00 Taxes:668.78
20160408-0033784

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-6-2018

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corrine Swinger	Corrine Swinger	082-03-0-127.00
(NAME)	(NAME)	
554 Old Hickory Blvd	554 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **State of Tennessee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Corrine Swinger,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. T. Fitzpatrick's Subdivision of certain lots in the Benedict Land Company's Subdivision, of record in Book 421, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Emmett Harvell by deed from Johnny Burroughs and wife, Linda Burroughs dated January 16, 2009 and recorded on February 18, 2009 in Instrument No: 20090218-0013638, said Register's Office for Davidson County, Tennessee, and the same property forfeited to the State of Tennessee from Emmett Harvell by Judgment of Forfeiture filed in the Criminal Court for Davidson County, Tennessee, Division VI, No: 2013-B-1295 and recorded on December 4, 2015 in Instrument No: 20151204-0122539, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1011 North 2nd Street, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hands this 30th day of March, 2016.

STATE OF TENNESSEE

Edward S. Ryan
Assistant District Attorney General

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Edward S. Ryan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Assistant District Attorney General of State of Tennessee and that he as such Assistant District Attorney General executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Assistant District Attorney General.

WITNESS my hand and seal this 30th day of March, 2016.

Notary Public Janet Adams
My Commission Expires: _____

File No.: 161590

