BILL GARRETT, Davidson County
Trans:T20160036054 DEEDWARR
Recvd: 05/02/16 12:50 2 pgs
Fees:13.00 Taxes:1609.50
20160502-0042756

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1598

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward J. Swenson Joyce A. Swenson 1307 McChesney Avenue Nashville, TN 37208	New Owner	Part of 072-03-0-095.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$435,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Drees Premier Homes, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edward J. Swenson and Joyce A. Swenson, husband and wife,** 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. 2 on the Plan of Resubdivision of Lot 210, Inglewood Place, of record in Instrument No. 20150702-0064385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Drees Premier Homes, Inc., by Warranty Deed from Deborah Kaye Cole, unmarried, dated July 15, 2015, of record in Instrument No. 201507158-0069088, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1307 McChesney Avenue, Nashville, TN 37208**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) Ingress/Egress Easement for the use of the joint access driveway of record in Instrument No. 20150715-0069089, Register's Office for Davidson County, Tennessee (4) All matters shown on the plat of Resubdivision of Lot 210, Inglewood Place, of record in Instrument No. 20150702-0064385, Register's Office for Davidson County, Tennessee (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (6) building restrictions, and (7) other matters of public record.

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. Whenever 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 our hands on the **29th** day of **April, 2016**.

DREES PREMIER HOMES, INC.

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Carey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Secretary** of **Drees Premier Homes, Inc.**, the within named bargainor, a corporation, and that he as such **Assistant Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and Official Seal this the **29th** day of **April, 2016**.

_____
Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017