BILL GARRETT, Davidson County
Trans:T20160039272 DEEDWARR
Recvd: 05/11/16 12:10 2 pgs
Fees:13.00 Taxes:739.63

20160511-0046813

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erika Swanson | same address | 072-14-2B |
| (NAME) | (NAME) | (MAP) |
| 1319 B Chester Ave. | As new Owner | 002.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Martin Kerrigan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Erika Swanson, an unmarried woman, and Nicholas Cussans, an unmarried man, as joint tenants with the rights of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1319 Chester Homes, a Horizontal Property Regime with private elements of record at Instrument No. 20150409-0031386, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Martin Kerrigan by Warranty deed from Pamela J. Parham, unmarried of record in Instrument No. 20150223-0015194 Register's Office for Davidson County, Tennessee, dated February 18, 2015 and recorded on February 23, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1319 B Chester Ave., Nashville, Tennessee 37206

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 hand this 3rd day of May, 2016.

Martin Kerrigan

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Martin Kerrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of May, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/a/2019

Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127