WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans: T20160041956 DEEDWARR
Recvd: 05/19/16 08:43 2 pgs
Fees: 13.00 Taxes: 906.50
20160519-0049975

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
Candice M. Watkins	New owner	091-12-0
(NAME)	(NAME)	(MAP)
708 45Th Avenue North		063.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209-2344		
(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, Lauren E. Swift, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Candice M. Watkins, a single woman, 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 in Davidson County, Tennessee, being Lot No. (s) 85 and 87 of Block 60 on the Plan of No. 1, West Nashville of record in Plat Book 57, Page (S) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren E. Swift by Warranty deed from Mark Hayes and wife, Dawn Hayes of record in Instrument No. 20111014-0080049 Register's Office for Davidson County, Tennessee, dated October 03, 2011 and recorded on October 14, 2011.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and Interest he may have in and to the above described property as spouse of grantor.

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: 708 45Th Avenue North, Nashville, Tennessee 37209-2344

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 hand(s) this 6th day of May, 2016.

Lauren E. Swift
Lauren E. Swift

Paul Swift
by Lauren E. Swift, Attorney in fact
Paul Swift

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lauren E. Swift, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of May, 2016.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lauren E. Swift, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Paul Swift and that she is authorized by Paul Swift to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, on this 13th day of May, 2016.

Notary Public

My Commission expires: 1/6/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE