THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16057646

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2016.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160049366 DEEDWARR
Recvd: 06/10/16 12:35 2 pgs
Fees:13.00 Taxes:2497.50
20160610-0058999

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian D. Bales 1109 Halcyon Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118-01-0-151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Miller Swain, Trustee, of the Carol Miller Swain Revocable Living Trust Agreement Dated October 7, 2014.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Bales, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled LG. Noel's Idelwild Subdivision, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROL M. SWAIN, by deed from AUSTIN LEE GROVES, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF ALONZO CISCO, DECEASED, of record in Instrument No. 20010727-0079740, dated July 23, 2001, said Register's Office.

CAROL M. SWAIN conveyed her interest to CAROL MILLER SWAIN, TRUSTEE, CAROL MILLER SWAIN REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 7, 2014, by quitclaim deed of record in Instrument No. 20141022-0097604, dated October 7, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 118-01-0-151.00.

Davidson County taxes for 2015, Map-Par. 118-01-0-151.00, $4,223.59, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 161, page 120, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20051114-0137571, said Register's Office.

This is improved property located at 1109 Halcyon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2016.

Carol Miller Swain, Trustee, of the Carol Miller Swain Revocable Living Trust Agreement Dated October 7, 2014

Carol Miller Swain, Trustee

Carol Miller Swain, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Miller Swain, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018