THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Pike #400
Nashville, TN 37205
BTTG File No. CS187001123

Grantee:
Camden N. Sarrett
1005 Pennock Avenue
Nashville, TN 37207

Send Tax Bills To:
Camden N. Sarrett
1005 Pennock Avenue
Nashville, TN 37207

Map & Parcel No.:
08203030600

Davidson County DEEDWARR
Recvd: 09/06/16 09:34 3 pgs
Fees:18.00 Taxes:749.18
20160906-0093048

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st **day of** August, **20**16, by and between **Ornealous Swafford and Odessa Waller Swafford, husband and wife**, party of the first part, and **Camden N. Sarrett, a single man**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED TWO THOUSAND FOUR HUDNRED EIGHTY AND 00/100 DOLLARS ($202,480.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 13 in F.E. Mann's Subdivision of lots of Lucy H. Lindsey Tract, as of record in Book 161, Page 40, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ornealous Swafford and wife, Odessa Waller Swafford, from Richland Builders, LLC, by Warranty Deed dated October 31, 2001, of record in Instrument No. 20011119-0126205, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ornealous Swafford

Odessa Waller Swafford

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Ornealous Swafford and Odessa Waller Swafford, husband and wife,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 31st **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$202,480.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31st **day of** August, **20**16.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
1005 Pennock Avenue
Nashville, TN 37207

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY