Record + Send to

Learnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/16 15:42 2 pgs
Fees:13.00 Taxes:388.50
20160919-0098575

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa N. Swanson	Owner @ Owner's address (NAME)	034030B61200CO
1116 Waggoner Ct W (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mike Carter, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teresa N. Swanson, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 612 OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABISHED BY THE MASTER DEED AND BY- LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, BOOK 7845, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE; THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7900, PAGE 25, SAID REGISTER'S OFFICE, AND BY THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 10635, PAGE 110, BOOK 10996, PAGE 199 AND INSTRUMENT NO. 20050829-0103075, SAID REGISTER'S OFFICE TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MIKE CARTER, UNMARRIED, BY DEED FROM OF RECORD IN BOOK 10746, PAGE 934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 612 Churchill Xing, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of September, 2016.

WARRANTY DEED
(Continued)

Mike Carter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Carter, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2016.

Notary Public

My Commission Expires: 7/21/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019