Davidson County	DEEDWARR
Recvd: 11/09/16 10:41	2 pgs
Fees:13.00 Taxes:1591.00	
20161109-0118498	

16702

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of November, 2016, by and between Jeffrey C Williams, party of the first part, and John Swift* and Chris Cantrell,** party of the second part.
*married **married

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 27, on The Plan of Southside Park Estates, Section I, of record in Book 4460, Page 61 amended at Book 4799, Page 455, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Jeffrey C. Williams by virtue of that certain CASH Deed dated June 15, 2005, and being of record at Instrument No. 20050620-0070096 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only and never as his primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4460, Page 61 and amended at Plat Book 4799, Page 455, and Restrictions at Book 4575, Page 964 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Jeffrey C Williams

Jeffrey C Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeffrey C Williams, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: John Swift and Chris Cantrell
1211 Martin Street
Nashville, TN 37203

Tax Parcel No 10501053000

Property Address: 1082 Archer St
Nashville, TN 37203

MAIL TAX
BILLS TO: John Swift and Chris Cantrell
1211 Martin Street
Nashville, TN 37203

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 of value of the property transferred, whichever is greater is $430,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Karyn Christian
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of November, 2016.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

Notary Public

My Commission Expires

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY