BILL GARRETT, Davidson County
Trans:T20160106351 DEEDWARR
Recvd: 12/02/16 15:02 2 pgs
Fees:13.00 Taxes:292.30
20161202-0126905

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 8/17/20
File No. 16-6573D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Swanger and Linda Swanger, husband and wife, and Joshua Swanger (NAME)	~~Wilson Bank & Trust~~ newaum (NAME)	72-6-344
1219 McGavock Pike (STREET ADDRESS)	~~175 East Main Street~~ 107 LAUREL Rd (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Hendersonville, TN ~~37077~~ 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Evelyn P. Duffield, Trustee of the Evelyn P. Duffield Revocable Living Trust, Dated July 10, 2000**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Swanger and Linda Swanger, husband and wife, and Joshua Swanger, married, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Map/Parcel 72-6-344
Land in Davidson County, Tennessee, being the easterly half of Lot No. 44 on the plan of KENMORE PLACE, as shown by plat of record in Plat Book 332, Page 32 &33, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said easterly ½ of Lot No. 44 fronts 50 feet on the northerly side of Maxey Lane (now known as McGavock Pike) and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Evelyn P. Duffield, Trustee under that unrecorded Revocable Trust Agreement entitled Evelyn P. Duffield Revocable Living Trust, dated July 10, 2000 from Evelyn P. Duffield, a single woman, by Deed dated July 10, 2000, as Instrument No. 20007240073170, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 32 &33, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1219 McGavock Pike, Nashville, TN 37216.

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. Whenever 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 30th day of November, 2016.

EVELYN P. DUFFIELD, TRUSTEE OF THE
EVELYN P. DUFFIELD REVOCABLE LIVING
TRUST, DATED JULY 10,2000

By: _____ November 30, 2016
Evelyn P. Duffield, Trustee Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn P. Duffield, Trustee of the Evelyn P. Duffield Revocable Living Trust, Dated July 10, 2000, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of November, 2016.

My Commission Expires: 8.17.20

_____
Notary Public

DANIEL L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066