BILL GARRETT, Davidson County
Trans: T20170007447 DEEDWARR
Recvd: 01/26/17 08:52 2 pgs
Fees: 13.00 Taxes: 305.25
20170126-0008394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

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
The Rogers Group	The Rogers Group (NAME)	
421 Great Circle Dr. (ADDRESS)	421 Great Circle Dr. (ADDRESS)	059-00-0-119.00
Nashville, TN 37202 (CITY) (STATE) (ZIP)	Nashville, TN 37202 (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 James Edward Swift and Mary Patricia Waters Swift, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Rogers Group, 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 THE 12TH, FORMERLY 31ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE UNRECORDED MAP SHOWING SUBDIVISION OF PART OF MARSHALL WATER'S LANE, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, APRIL 14 AND 15, 1936, AS FOLLOWS:
BEGINNING IN THE CENTER OF EWING LANE AT A POINT, THE CORNER OF LOTS 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 89 DEGREES 30' EAST 443 FEET; THENCE SOUTH 3 DEGREES WEST 100 FEET TO THE CORNER OF LOTS NO. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 89 DEGREES 30' WEST 443 FEET TO THE CENTER OF SAID LANE; THENCE WITH THE CENTER OF SAID LANE, NORTH 3 DEGREES EAST 100 FEET TO THE BEGINNING, CONTAINING 1.17 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARY PATRICIA WATERS SWIFT BY WARRANTY DEED FROM BURGESS & WESSON, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 5579, PAGE 623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARY PATRICIA WATERS SWIFT SUBSEQUENTLY QUITCLAIMED SAID PROPERTY TO SWIFT FAMILY REVOCABLE TRUST DATED MARCH 31, 2015, BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20150401-0028109, SAID REGISTER'S OFFICE. SWIFT FAMILY REVOCABLE TRUST DATED MARCH 31, 2015 SUBSEQUENTLY QUITCLAIMED THE SAID PROPERTY TO JAMES EDWARD SWIFT AND MARY PATRICIA WATERS SWIFT BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20170126-0008393, SAID REGISTER'S OFFICE.

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

unimproved (X)
This is improved ( ) property, known as 2829 Knight Drive , Nashville, TN 37207
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of January, 2017.

James Edward Swift

Mary Patricia Waters Swift

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal this the 17th day of January, 2017.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L WISCHHOF
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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