BILL GARRETT, Davidson County
Trans:T20170008865 DEEDWARR
Recvd: 01/31/17 09:09 2 pgs
Fees:13.00 Taxes:1936.95
20170131-0010027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $523,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2017.

Notary Public

(Notary Stamp) PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires: March 3, 2020

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary Melinda Sweat and Cary Lee Sweat	Mary Melinda Sweat and Cary Lee Sweat	083-07-0-019.00
9 Waters Avenue	9 Waters Avenue	
Nashville, TN 37206-1749	Nashville, TN 37206-1749	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ann Marie Ives, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mary Melinda Sweat and Cary Lee Sweat, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING the west 9.0 feet of Lot No. 7 and the east 91.0 feet of Lot No. 8 on the Plan of George C. Waters Addition of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID part of Lots Nos. 7 and 8 adjoin and front together 100.0 feet on the north side of Waters Avenue or Street and run back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Ann Marie Ives, unmarried, by Quitclaim Deed dated December 13, 2011, from Lois M. Ives, unmarried, of record as Instrument No. 20111220-0099294 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 9 Waters Avenue, Nashville, TN 37206-1749.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of George C. Waters Additions of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27 day of January, 2017.

Ann Marie Ives

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, Ann Marie Ives, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 27 day of January, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317004

SP 11/2015