WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031902 DEEDWARR
Recvd: 04/17/17 14:04 2 pgs
Fees:13.00 Taxes:814.00
20170417-0037030

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$220,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF April, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 095
William P. Gulas	Same	GROUP 04 0
224 McGavock Pike		PARCEL 035.00
Nashville, Tennessee 37214		

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 hereby acknowledged, we,

Mattie P. Smith, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dan Swagler a 40% undivided interest & IRA Innovations LLC FBO Jack Holt IRA, a 50% undivided interest & IRA Innovations LLC Kimberley Sweeny IRA, a 10% undivided interest

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:

LAND in the Third Civil District of Davidson County, Tennessee, being Lot No. 228 on the plan of Merry Oaks Subdivision, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 132.4 feet along the westerly margin of McGavock Pike and runs back between lines measuring 247.2 feet on the southerly line and 234.3 feet of the northerly line to a line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to Mattie P. Smith, a single woman by deed from Alexander D. Smith, a single person dated January 8, 2016 and recorded in Instrument no. 20160115-0004494 said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **224 McGavock Pike, Nashville, Tennessee 37214.**

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 hand and official seal at office this 12th day of April, 2017.

Mattie P. Smith
Mattie P. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mattie P. Smith, a single woman, with whom I am personally acquainted, (or who 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, at office, this 12th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027