WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045706 DEEDWARR
Recvd: 05/30/17 14:46 2 pgs
Fees:13.00 Taxes:777.00
20170530-0053546

File No. TE0002893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Nikravan	NEW OWNER	070-09-0-096.00
(NAME)	(NAME)	
1055 Pine St #727		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Jessica A. Swaner and husband Anthony J. Swaner,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik Nikravan,** unmarried, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot Number 18, on the unrecorded Map of Bordeauxmont and described according to a copy of a survey thereof made by George Watkins, Surveyor, dated June12, 1959, as follows:

Beginning at a point in the easterly margin of Summit Avenue, as relocated, said point being 323.82 feet northerly from the northeast corner of said Avenue and a 10-foot alley, being the common corner of Lots Nos. 17 and 18; thence with the margin of said Avenue north 23 degrees 30" east 75.34 feet to an iron pin on the southerly margin of the A.B. Huff property; thence eastwardly along a dividing line between Lot No. 18 and the A.B. Huff property, 169 feet to a point; thence southerly 75 feet to an iron pin; thence westerly 163.3 feet to the point of beginning.

Being the same property conveyed to Jessica A. Swaner and husband, Anthony J. Swaner by Warranty Deed from Dorothy W. Musselman, aka Dorothy Walsh Caffy, married and Gloria Jeanetta Walsh, recorded May 2, 2008 as Instrument No. 20080502-0044939, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2118 W Summitt Ave, Nashville, TN 37218

(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.

Witness my hand this 25th day of May, 2017.

Jessica A. Swaner

Jessica A. Swaner

Anthony J. Swaner

Anthony J. Swaner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica A. Swaner and Anthony J. Swaner, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of May, 2017.

Tabatha Edwards

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206