WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050328 DEEDWARR
Recvd: 06/13/17 10:02 2 pgs
Fees:13.00 Taxes:740.00
20170613-0059125

P-RR-17-5112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5112 Greentree, LLC	**New Owner**	
(NAME)	(NAME)	**147-14-0-016.00**
3167 Brimstead Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064-6233		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY ELIZABETH SWINDLE, MARRIED, AND JENNIFER MARIE GIBBS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **5112 GREENTREE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Landsen Johnson and wife, Diane Johnson by deed from Hallmark Construction Company of record in Book 3646, page 17, Register's Office for Davidson County, Tennessee, dated October 24, 1963 and recorded on November 6, 1963. Further, being the same property conveyed to James Landsen Johnson by Order deed from Diane Smith Johnson of record in Book 8357, page 243, Register's Office for Davidson County, Tennessee, dated April 30, 1991 and recorded on May 22, 1991. The said James Landsen Johnson having since died on December 12, 2016, leaving Amy Elizabeth Swindle and Jennifer Marie Gibbs as heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20170320-0027120, Register's Office for Davidson County, Tennessee.

Grantors' spouses do not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5112 Greentree Drive , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JUNE, 2017.

Amy Elizabeth Swindle by John Gleaves, Attorney-In-Fact

Jennifer Marie Gibbs by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMY ELIZABETH SWINDLE AND JENNIFER MARIE GIBBS, and who acknowledged he/she/they executed the same as the free act and deed of the said AMY ELIZABETH SWINDLE AND JENNIFER MARIE GIBBS.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212