BILL GARRETT, Davidson County
Trans:T20170053862 DEEDWARR
Recvd: 06/23/17 10:06 2 pgs
Fees:13.00 Taxes:777.00
20170623-0063265

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

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

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15 8/18/18

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Swift, a married man	Same address (NAME)	
727 Carlyle Place (ADDRESS)	as new owner (ADDRESS)	119-12-0-108.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Anne E. Triplett, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Swift, a married man, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF BATTLEWOOD, SECTION ONE OF RECORD IN PLAT BOOK 1835, PAGE 31, 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 ANNE E. TRIPLETT, A SINGLE PERSON BY WARRANTY DEED FROM BRADLEY S. WALSH, UNMARRIED OF RECORD IN INSTRUMENT NO. 20141125-0108742, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 24, 2014 AND RECORDED ON NOVEMBER 25, 2014.

ANTHONY E. MARSHALL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ANNE E. TRIPLETT, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO.* _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *20170623-0063264

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 727 Carlyle Place , Nashville, TN 37211
(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 15th day of June, 2017.

Anne E Triplett by [illegible] Attorney-in-fact

Anne E. Triplett by Anthony E. Marshall,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 15th day of June, 2017, before me, a Notary Public, in and for said County and State, personally appeared Anthony E. Marshall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anne E. Triplett, acknowledged that such persons executed the same as the free act and deed of the said Anne E. Triplett.

Witness my hand and seal, this 15th day of June, 2017.

Mary Birthright
Notary Public

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

My commission expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072