LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170056695 DEEDWARR
Recvd: 07/03/17 11:32 2 pgs
Fees: 13.00 Taxes: 1110.00
20170703-0066725

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ryan Swindell	NEW OWNER	Parcel ID:
3814 Abbott Martin Rd.	3814 Abbott Martin Rd.	11502002500
Nashville, TN 37215	Nashville, TN 37215	

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

Ranse Lee Burnett, Sole Heir at Law of Robert Martin Burnett

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ryan Swindell and wife, Baylor Bone Swindell
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 8th formerly the 12th, Civil District of Davidson County, Tennessee, being the northerly 20 feet of Plot 9, and all of Plot 10 on a survey of the H.L. Crowder Property, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, May 29,1959, as follows:

Beginning on the westerly margin of Davidson Drive at the southeast corner of the property conveyed to Buford Morgan and wife, by deed from Annie V. Knight, of record in Book 2748, page 285, and re-recorded in Book 2751, page 155, Register's Office for said County; thence with the westerly margin of said Davidson Drive south 3 deg. 56 min. east 69.4 feet to an iron pin; thence continuing with said Drive south 1 deg. 40 min. west 70 feet to a point 20 feet south of the corner of Plots 9 and 10; thence at right angles and parallel with the center of a creek; thence with the center of same north 33 deg. 42 min. west 22 feet, more or less, to the corner of said Plots 9 and 10; thence continuing with the center of said creek north 23 deg. 45 min. east 65 feet to an iron pin at the southwest corner of said Morgan property; thence with his southerly line north 74 deg. 47 min. east 202.5 feet to the beginning.

Being the same property conveyed to Robert Martin Burnett, a single person, by Quitclaim Deed from Bonita T. Burnett and Robert Martin Burnett, a divorced couple, filed for record on 01/24/2013, in Instrument No. 20130124-0008035, Register's Office for Davidson County Tennessee. The said Robert Martin Burnett died intestate on July 14, 2016, leaving as his sole heir at law his father, Ranse Lee Burnett, the Grantor herein. See Affidavit of Heirship of record at Instrument No. 20170703-0066724, Register's Office for Davidson County, TN. See also Quitclaim Deeds of record in Instrument 20051004-0119332; Instrument 20040929-0116947; Executor's Deed in Instrument 20040607-0066749; Quitclaim Deed of record in Book 5531, Page 416, and Deed of record in Book 3000, Page 225, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 987 Davidson Drive, Nashville, TN 37205

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 30th day of June, 2017.

Ranse Lee Burnett

Ranse Lee Burnett Sole Heir at Law of Robert Martin Burnett

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 Ranse Lee Burnett,* with whom I am personally acquainted (or 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. in his capacity as Sole Heir at Law.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

* Sole Heir at Law of Robert Martin Burnett