ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOSEPH ZAMBARDI
617 Philwood Dr.
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
96 - 11 - 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD D. SWINT and JUDY L. SWINT, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOSEPH ZAMBARDI, a single man, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 605, Section 8, Clover Hill Subdivision, of record in Book 2331, Page 10, Register's Office for said County.

Said Lot No. 605 fronts 173.6 feet on the easterly side of Philwood Drive and runs back 271.3 feet on the northerly line and 275 feet on the southerly line to a dead line in the rear and measures 111.1 feet thereon.

Being the same property conveyed to Richard D. Swint and Judy L. Swint by Affidavit of Heirship of Ollie Douglas Swint, recorded September 25, 2013 in Instrument No. 20130925-0100769, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 617 Philwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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BILL GARRETT, Davidson County
Trans:T20170056953 DEEDWARR
Recvd: 07/05/17 08:41 2 pgs
Fees:13.00 Taxes:621.60
20170705-0067076

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of June, 2017.

RICHARD D.SWINT

JUDY L. SWINT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RICHARD D.SWINT and JUDY L. SWINT, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $168,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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