BILL GARRETT, Davidson County
Trans:T20170066169 DEEDWARR
Recvd: 08/02/17 09:55 2 pgs
Fees:13.00 Taxes:462.50
20170802-0078447

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179073

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 7-30-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2017

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felipe Mandujano 308 Lallemand Court Nashville, TN 37211	new owner	148-02-0-062.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ESTATE OF JUDY C. SWANER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FELIPE MANDUJANO**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, Luna Heights, Section II, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. E. Swaner and wife, Judy C. Swaner, as tenants by the entirety, by Quitclaim Deed from Opal Arutt (via Gay Lisa Levine, Trustee), dated 5/13/1992, recorded 5/14/1992, of record in Book 8626, page 359, in the Register's Office for Davidson County, Tennessee. The said J. E. Swaner, a/k/a James Earl Swaner, Sr., died March 31, 2002, thereby vesting title in Judy C. Swaner, as surviving tenant by the entirety. The said Judy C. Swaner, a/k/a Judith Carol Swaner, died intestate January 15, 2017, per Small Estate Affidavit filed 3/17/2017 at Docket No. 17P-443, in the Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property previously conveyed to Opal Arutt by Quitclaim Deed from J. E. Swaner and wife, Judy C. Swaner (via Gay Lisa Levine, Trustee), dated 9/11/1991, recorded 9/12/1991, of record in Book 8441, page 375, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to J. E. Swaner et ux Judy C. Swaner, by Warranty Deed from Henry C. Matthews, Jr. et ux Mabel R. Matthews, dated 5/16/1972, recorded 5/22/1972, of record in Book 4603, page 73, said Register's Office.

The address of the herein described property is believed to be 308 Lallemand Court, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of July, 2017.

THE ESTATE OF JUDY C. SWANER

James Earl Swaner Jr. Executor
By: James Earl Swaner, Jr.

STATE OF TENNESSEE (sic) Florida
COUNTY OF DAVIDSON (sic) Walton

Personally appeared before me, a Notary Public, of said County and State, James Earl Swaner Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselve to be E Kecutor of The Estate of Judy C. Swaner, the within named bargainor and that they as such Executor of The Estate of Judy C. Swaner.

WITNESS my hand and seal, this the 20th day of July, 2017.

Notary Public Lawnene M Boswell
My commission expires: 4-13-20

LAWNENE M. BOSWELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #FF970350
My Commission Expires April 13, 2020