WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170069018 DEEDWARR
Recvd: 08/09/17 16:18 2 pgs
Fees: 13.00 Taxes: 629.00
20170809-0081761

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Constance Swinehart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald L. Swinehart	New Owner	096090A75300CO
(NAME)	(NAME)	
753 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **Jacqueline Huckaby and Kenneth Allen Meriwether, Trustees for the "MERIWETHER IRREVOCABLE TRUST, dated December 12, 2011, Jacqueline Huckaby and Kenneth Allen Meriwether, Trusteess"** , hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Constance Swinehart and Ronald L. Swinehart, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit A-753 on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, as further established by Declaration of Covenants of record in Book 6715, Page 96, Amendment to Declaration of record in Book 6783, Page 205, Second Amendment to Declaration of record in Book 6845, Page 515, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline Huckaby and Kenneth Allen Meriwether, Trustees of the Meriwether Irrevocable Trust, dated December 12, 2011 by Quitclaim Deed from John K. Meriwether and Mai Dean Meriwether, Trustees of the Meriwether Family Trust dated October 15, 2003, dated 12/12/2011, recorded 12/20/2011, of record in Instrument No. 20111220-0099231, in the Register's Office for Davidson County, Tennessee.

The "Meriwether Irrevocable Trust dated December 12, 2011" is one and the same as the "Meriwether Irrevocable Trust, dated December 12, 2011, Jacqueline Huckaby and Kenneth Allen Meriwether, Trusteess."

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 753 Kent Road, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or 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/or 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 4th day of August, 2017.

Jacqueline Huckaby, Trustee, "MERIWETHER IRREVOCABLE TRUST, dated December 12, 2011, JACQUELINE HUCKABY and KENNETH ALLEN MERIWETHER, Trusteess

Kenneth Allen Meriwether, Trustee, "MERIWETHER IRREVOCABLE TRUST, dated December 12, 2011, JACQUELINE HUCKABY and KENNETH ALLEN MERIWETHER, Trusteess

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Jacqueline Huckaby, Trustee of the "MERIWETHER IRREVOCABLE TRUST, dated December 12, 2011, JACQUELINE HUCKABY and KENNETH ALLEN MERIWETHER, Trusteess" with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of August 2017.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122