THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 171383	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $340,000.00. Joyce Swenson Affiant Subscribed and sworn before me, this 25th day of August, 2017. Jennifer Quinn Notary Public My Commission Expires: 10/24/17

BILL GARRETT, Davidson County
Trans:T20170074734 DEEDWARR
Recvd: 08/28/17 11:19 2 pgs
Fees:13.00 Taxes:1258.00
20170828-0088004

JENNIFER QUINN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EDWARD SWENSON **JOYCE SWENSON** **1497 KELLYWOOD DR.** **BRENTWOOD, TN 37027**	New Owner	Map/Parcel: 061-110A-001.00CO

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **THOMAS A. GRAVES and CAROLYN P. GRAVES, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDWARD SWENSON and JOYCE SWENSON, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Tract I: 1107 McAlpine Ave - 061-110A-001.00-CO
A certain townhome located in Davidson County, Tennessee, being Unit No. A of 1107 McAlpine Commons, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing 1107 McAlpine Commons, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record in Instrument Number 20160513-0048169, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being a portion of the same property conveyed to Thomas A. Graves and wife, Carolyn P. Graves by Warranty deed from Winifred D. Ray of record in Book 7500, page 455, Register's Office for Davidson County, Tennessee, dated March 18, 1988 and recorded on March 28, 1988.

This is improved property known as 1107 MCALPINE AVE., NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2017.

Thomas A. Graves
THOMAS A. GRAVES

Carolyn P. Graves
CAROLYN P. GRAVES

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **THOMAS A. GRAVES and CAROLYN P. GRAVES**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at Hendersonville, Tennessee, this 25th day of August, 2017.

Jennifer Quinn
Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY