Return to:

(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 15029 DEEDWARR
10/18/2017 02:13:05 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20171018-0106798

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of October, 2017, by and between Leroy R. Davis, a single man, party of the first part, and SW Design Group llc, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 265 and 266 on the Plan of McGavock Wetmore and Others Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for said County.

Said westerly one-half of Lots Nos. 265 and 266 front 75 feet on the south margin of Garfield Street and extend back between parallel lines 100 feet to a line on the rear on which they measure 75 feet.

BEING the same property conveyed to Leroy R. Davis and wife, Kathleen F. Davis, by Warranty Deed from J.O. Bean, joined by wife, Geraldine P. Bean, dated January 14, 1994, of record in Book 9222, page 979, Register's Office for Davidson County, Tennessee. The said Kathleen F. Davis having since died and the subject property is now vested in Leroy R. Davis, as surviving tenant by the entirety.

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), its heirs and 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to All matters appearing on the Plan of record in Book 21, page 23, said Register's Office. Taxes for the year 2017, which have been prorated; 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), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Leroy R. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Leroy R. Davis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2017.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	SW Design Group LLC 404 Mcadoo Avenue Nashville, TN 37205-2312
Tax Parcel No	08112029700
Property Address:	1009 Garfield St. Nashville, TN 37208
MAIL TAX BILLS TO:	Owners at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of October, 2017.

Notary Public

My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018