6

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2018

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Swickard and Jacqueline Swickard	Old National Bank	128120A03400CO
(NAME)	(NAME)	
436 Westfield Drive	P.O. Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 55133 **DEEDWARR**
02/05/2018 02:16:58 PM 2 pgs
Fees: $13.00 Taxes: $1,183.26
20180205-0011578

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Justin D. Tatum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Swickard and Jacqueline Swickard, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 34, Building 6 of Eagle Ridge at the Reserve, Section 4, Phase 1 A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 200204170047840, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Justin D. Tatum by deed dated February 7, 2005 from Kevin L. Welsh, unmarried of record in Instrument No. 20050208-0014645 as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20130418-0038734 and by Quitclaim Deed dated November 7, 2006 from Sheila L. Tatum of record in Instrument No. 20061108-0139076, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Unit 600, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hands this 1st day of February, 2018.

Justin D. Tatum

State of Tennessee
County of Davidson

On this 1st day of February, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Justin D. Tatum, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 1st day of February, 2018.

Notary Public Theresa L. Smith
My Commission Expires: November 05, 2018

File No.: 18-Swickard

