WARRANTY DEED

Bill Garrett Davidson County
Batch# 61231 **DEEDWARR**
02/21/2018 03:52:47 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180221-0016636

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

ADAM G LAFAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES 5/5/20

(AFFIX SEAL)

File No.: ALW-18-501

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Swiercz	New Owner	146-16-0-075.00
(NAME)	(NAME)	
1611 Valle Verde Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I/WE, **SEAN MCKINNIS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL SWIERCZ**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 29 on the Plan of Brentwood Hall, Section III, as of record in Book 2133, Page 14, Register's Office for said County.

Said Lot No. 29 fronts 91 feet on the Southerly side of Brentlawn Road and runs back 185 feet on the easterly line and 182.8 feet on the Westerly line to a dead line measuring 93.4 feet thereon.

Being the same property conveyed by Warranty Deed from Vicki A. Johnson, unmarried to Sean McKinnis, as recorded on the 6th day of December, 2017 in Instrument No. 20171206-0124223; Sales Contract in Instrument No. 20171019-0106993; Probate Docket No. 13P-992; Quitclaim Deed from Pamela Dale Alcorn to Vicki A. Johnson, as recorded on the 5th day of October, 2015 in Instrument No. 20151005-0100844; Quitclaim Deed from Linda Alcorn Hunnicutt to Vicki A. Johnson, as recorded on the 23rd day of December, 2013 in Instrument No. 20131223-0129553 and Warranty Deed from Carl Batson and M. T. Melvin to Carthel C. Alcorn and wife, Hazel H. Alcorn, as recorded on the 21st day of March, 1953 in Deed Book 2137, Page 135, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 501 Brentlawn Drive, Nashville, TN
(House Number) (Street) (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 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 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 hand(s) this 15th day of February, 2018.

Sean McKinnis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean McKinnis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2018.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171