Bill Garrett Davidson County
Batch# 64661 DEEDWARR
03/02/2018 11:56:35 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20180302-0019889

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 28th day of February, 2018 by and between

**Samuel Ryan Swah** ,
hereinafter referred to as Grantor,

and

**Scottie A. Yant , an unmarried man,**
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being part of Tract No. 1-J.W. Hobb's Subdivision of Part of the Old Garrison Lanier Farm and a tract immediately north of said tract, said tracts lying in Davidson County, Yennessee, not of record.

Said property fronts 143 feet on the northerly margin of Whites Creek Pike and extends back on the westerly margin 548.8 feet; said line being a broken line; and 524 feet on the easterly margin to a dead line in the rear which measures 279.2 feet thereon.

Tax Parcel No. 030-000-026.00

Being the same property conveyed to McElvin E. Swah et ux, Martha R. Swah by Warranty Deed of record at Book 9999, Page 93, in the Register's Office of Davidson County, Tennessee. McElvin E. Swah and Martha R. Swah were married at the time of conveyance. Their marriage continued uninterrupted until the death of McElvin E. Swah on or about November 28, 1999, in Davidson County, Tennessee, and title to the subject property vested solely in Martha R. Swah as surviving tenant by the entirety. Martha R. Swah died on or about March 4, 2008, as a resident of Davidson County, Tennessee. Grantor makes conveyance herein as the devisee of the subject property under the Last Will and Testament of Martha R. Swah as evidenced by that certain Muniment of Title entered into the records of the Probate Court of Davidson County, Tennessee, at Docket Number 08P-650.

Grantor covenants subject property is not part of homestead.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

2018 Davidson County Taxes, not yet due and payable.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Samuel Ryan Swah

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Samuel Ryan Swah , 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

Commission Expiration: _____

NAME AND ADDRESS OF PROPERTY OWNER:
Scottie A. Yant ; 4925 Whites Creek Pike, Whites Creek, TN 37189



STATE OF TENNESSEE
COUNTY OF SHELBY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2018.

Notary Public

Commission Expiration: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
~~RECORD AND RETURN~~
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

SEND TAX BILLS TO:
Scottie A. Yant
P.O. Box 787
Joelton, TN 37080

PROPERTY ADDRESS:
4925 Whites Creek Pike, Whites Creek, TN 37189

File No. 18-00068; Title Co. T.G. No.