WARRANTY DEED

Bill Garrett Davidson County
Batch# 74881 DEEDWARR
03/29/2018 02:06:59 PM 2 pgs
Fees: $13.00 Taxes: $771.45

20180329-0029559

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2019

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: . 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

18003213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Kimbro and Thomas Jedlowski	new owners	
(NAME)	(NAME)	075 09 0 211.00
216 Bonnaoaks Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James C. Swack Jr. and wife, Grace R. Swack,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Kimbro and Thomas Jedlowski, as tenants in common with rights of survivorship,** 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:

Being all of Lot No. 1076 on the plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 1076 fronts 80.0 feet on the southwesterly margin of Bonnaoaks Drive and runs back between lines measuring 152.05 feet on the northwesterly line and 156.65 feet on the southeasterly line to a broken line in the rear measuring 80.19 feet thereon.

Being all of the same property conveyed to James C. Swack, Jr. and wife, Grace R. Swack by Warranty Deed dated June 25, 1966 from Belle Homes, Inc., of record in Book 4021, Page 394, Register's Office for 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 of record; 6) All applicable government and zoning regulations.

Improved Property known as: **216 Bonnaoaks Drive, Hermitage, Tennessee 37076**

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 our hands this 28th day of March, 2018.

James C. Swack Jr. by Amanda Kay Morrow attorney in fact

James C. Swack, Jr. by Amanda Kay Morrow,
Attorney in Fact

Grace R. Swack by Amanda Kay Morrow attorney in fact

Grace R. Swack by Amanda Kay Morrow,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Rutherford

On this, 28th day of March, 2018, personally appeared before me, Amanda Kay Morrow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of James C. Swack, Jr. and Grace R. Swack, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal at Smyrna, Tennessee this 28th day of March, 2018.

Commission expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LHL-18-216