# WARRANTY DEED

Bill Garrett Davidson County
Batch# 79368 DEEDWARR
04/10/2018 01:14:49 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180410-0033771

M-HFR-18-1245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 06 2020

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Daniel A. Swedenborg and Kelly R. Swedenborg<br>Lauren B. Swedenborg** | **Franklin American Mortgage Company** | |
| (NAME)<br>**1245 Ardee Avenue** | (NAME)<br>**6100 TOWER CIRCLE** | **61-16-188.00** |
| (ADDRESS)<br>**Nashville, TN 37216** | (ADDRESS)<br>**Franklin, TN 37067** | |
| (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 consideration, the receipt of which is hereby acknowledged, **ARDEE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN B. SWEDENBORG, AN UNMARRIED WOMAN, AND DANIEL A. SWEDENBORG AND KELLY R. SWEDENBORG, HUSBAND AND WIFE, AND RACHAEL R. SWEDENBORG, UNMARRIED, ALL AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 of Block "C", as shown on the map entitled Resubdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Plat Book 974, Pages 56 and 57, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ardee LLC, a Tennessee Limited Liability Company, by Warranty Deed from Capital Homes LP, a Tennessee Limited Partnership, recorded March 17, 2014 in Instrument No. 20140317-0021821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4766, Page 441, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1245 Ardee Avenue, Nashville, Tennessee 37216**.

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), 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 the 6th DAY OF APRIL, 2018.

Ardee LLC, a Tennessee Limited Liability Company

BY: _____
Chris Kemper
Registered Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS KEMPER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the REGISTERED AGENT of ARDEE LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such REGISTERED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of April, 2018.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212