Bill Garrett Davidson County
Batch# 82378 DEEDWARR
04/18/2018 12:33:10 PM 2 pgs
Fees: $13.00 Taxes: $429.20
20180418-0036552

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$135,000.00~~ $116,000.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2018. Notary Public My commission expires: 01-06-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
SWAG Properties, LLC.	new owner	108-07-0B-071.00-CO
105 Shadybrook Dr.		
Florence, AL 35630		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Odessa Dykes, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

SWAG Properties, LLC, Series 2, an Alabama Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 71, Building F, on the Plan of Timberlake Condominiums, of record in Master Deed Book 6549, Page 475, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Odessa Lay by Warranty Deed from Marie S. Langford, an unmarried woman of record in Instrument No. 20011219-0139988, Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on December 19, 2001. Odessa Lay having since married, and now being known as Odessa Dykes. This property never having been a marital residence.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-TEA-18-153

This is improved property known as **153 N Timber Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of April, 2018.

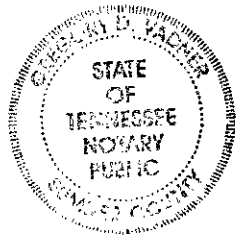
Odessa Dykes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Odessa Dykes, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of April, 2018.

Notary Public
My Commission Expires: 4.24.19



SolomonParks File No. 18-001103-526