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Prepared by & Return to:
Absolute Title & Escrow Services, LLC
1421 McArthur Street
Manchester, TN 37355
File No. 0057-18

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF MAY, 2018.

NOTARY PUBLIC:

My Commission Expires: 11/5/18

Bill Garrett Davidson County
Batch# 90285 DEEDWARR
05/09/2018 08:22:46 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180509-0044241

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel:
Jaime Giovanny Carvajal and Leidy Mayerli Carvajal 2414 Nashboro Blvd. Nashville, TN 37217	**Eastman Credit Union** **201 South Wilcox Drive** **Kingsport, TN 37660**	135-12-0E-008.00

WARRANTY DEED

FOR AND IN 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, I, **Patrick J. Swanson, an unmarried man,** HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime Giovanny Carvajal and Leidy Mayerli Carvajal, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 208, on the Plan of Phase One, Nashboro Village at Fairway Pointe, of record in Book 4660, page 159, as amended in Instrument 20031118-0168332, and now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Swanson, an unmarried man by Warranty Deed from James O. Lee and wife, Judy Lee, dated June 29, 2007 and recorded July 9, 2007 of record in Instrument No. 20070709-0081522, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Book 11703, pages 518 and 520; Instrument 20000316-0027171; Instrument 20010322-0027768; Instrument 20050222-0018813; Instrument 20050222-0018814; Instrument 20031118-0168332, and Instrument 20000627-0063887, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 159 and amended in Instrument 20031118-0168332, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **2414 Nashboro Blvd. Nashville, TN 37217**

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 I/we so covenant with the said Grantee(s) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of May, 2018.

GRANTOR:

Patrick J. Swanson

STATE OF Georgia
COUNTY OF Fulton

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, the within Patrick J. Swanson, 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 (WARRANTY DEED) for the purpose therein contained.

Witness my hand and official seal this 4th day of May, 2018.

NOTARY PUBLIC:

My Commission Expires: 12/19/18

RUTH DANIELS
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Dec. 19, 2018