Record & Return:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1905

Bill Garrett Davidson County
Batch# 90453 DEEDWARR
05/09/2018 12:38:59 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20180509-0044491

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $422,000.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 4th day of May, 2018

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua T. Kline and Natalie Kline 1107 McAlpine Avenue Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	61-11-A-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Edward Swenson and Joyce Swenson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua T. Kline and Natalie Kline, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common area, of 1107 McAlpine Commons, a townhouse planned unit development (horizontal property regime with private elements), created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1107 McAlpine Commons, a Townhouse Planned Unit Development (horizontal property regime with private elements), of record in Instrument No. 20160513-0048169, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 1107 McAlpine Avenue attached as exhibit to the said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1107 McAlpine Commons provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Edward Swenson and Joyce Swenson, husband and wife by Warranty Deed from Thomas A. Graves and Carolyn P. Graves, husband and wife, dated August 25, 2017, recorded August 28, 2017, of record in Instrument No. 20170828-0088004, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Thomas A. Graves and wife, Carolyn P. Graves by Warranty Deed from Winifred

D. Ray, dated March 18, 1988, recorded March 28, 1988, of record in Book 7500, page 455, said Register's Office.

This is ☐ improved or ☐ unimproved property located at: **1107 McAlpine Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2018.

GRANTOR:

Edward Swenson

Joyce Swenson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Swenson and Joyce Swenson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2018.

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19