THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 97312 DEEDWARR
05/29/2018 09:01:06 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180529-0050682

SHIRA ANGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Swiggart	New Owner	MAP
1304 Jones Street		PARCEL 053-03-0-176.00
Old Hickory, TN 37138		
(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, **Leslie M. Sherrick, Trustee under the Irrevocable Trust Agreement of Mary Sue Mimms, dated April 14, 2015 and William Jeffrey Mimms and Edwin Morris Mimms, Jr. and Leslie M. Sherrick**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa Swiggart and Ethan M. Swiggart, wife and husband**

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:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Section 'B' Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Fronting 89.9 feet on Jones Street, containing 0.24 acres, more or less.

Being the same property conveyed to Sue W. Mimms, unmarried by Warranty deed from SSS Properties, a Tennessee general partnership of record in Instrument No. 20070530-0063828 Register's Office for Davidson County, Tennessee, dated May 22, 2007 and recorded on May 30, 2007.

Being the same property conveyed to Leslie M. Sherrick, Trustee under the Irrevocable Trust Agreement of Mary Sue Mimms, dated April 14, 2015 by Quit Claim deed from Sue W. Mimms of record in Instrument No. 20150427-0037260 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 27, 2015. The said Mary Sue Mimms died on January 22, 2018.

Pursuant to the Provision of the Trust, the assets of the Trust are to be distributed to the children of Grantor, Mary Sue Mimms. The children of Mary Sue Mimms are Edwin Morris Mimms, Jr., Leslie Mimms Sherrick and William Jeffrey Mimms. (See Affidavit of Heirship recorded of even date herewith).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1304 Jones Street, Old Hickory, TN 37138.**

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 hand(s) this the 24th day of May, 2018.

Leslie M. Sherrick, Trustee under the Irrevocable Trust Agreement of Mary Sue Mimms, dated April 14, 2015

Leslie M. Sherrick, Trustee

Leslie M. Sherrick, Individually

Edwin Morris Mimms, Jr.

William Jeffrey Mimms

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leslie M. Sherrick** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Leslie M. Sherrick, Trustee under the Irrevocable Trust Agreement of Mary Sue Mimms, dates April 14, 2015** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Leslie M. Sherrick** as such **Trustees**.

Witness my hand and seal this the 24th day of May, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie M. Sherrick** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin Morris Mimms, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Jeffrey Mimms** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public