Bill Garrett Davidson County
Batch# 98608 DEEDWARR
05/31/2018 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180531-0051946

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0117M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

MELODY P. WILSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018

Notary Public
Commission Expires: 3/23/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Swindler 1625 11th Ave N Nashville, TN 37208	State Employees Credit Union PO Drawer 25279 Raleigh, NC. 27611-5279	081-11-0-565.00

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/WE,

Daniela Ponce, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Swindler and Janis Swindler, husband and wife

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 and being the Northerly 43 feet of Lot No. 99 in D.T. McGavock's and Others Addition (incorrectly referenced as T. McGavock's Addition to Nashville), a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at the Northeast corner of Lot No. 99 in said McGavock's Plan, running Southerly and with the Westerly margin of 11th Avenue North, formerly Fillmore Street, 43 feet to a point, 7 feet Northwardly of the Northeast corner of Lot No. 98; thence Westwardly and parallel with the Northerly margin of said Lot No. 98, 150 feet, more or less, to an alley; thence with the Easterly margin of said alley Northerly 43 feet, more or less, to Northwest corner of said Lot No. 99; thence Easterly 150 feet to the beginning.

BEING the same property conveyed to Daniela Ponce by Warranty Deed from Federal National Mortgage Association, dated 11/26/13 and recorded 12/13/13 in Instrument Number 20131213-0126353, Register's Office for Davidson County, Tennessee.

Troy M. Black hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title and interest in the above described property by virtue of his marriage to Daniela Ponce.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 1625 11th Ave N, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of May, 2018.

Daniela Ponce

Troy M. Black

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Daniela Ponce and Troy M. Black

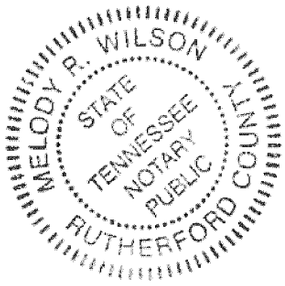
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2018.

Notary Public

My Commission Expires: 3/23/21

(Notary Seal)



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019