# WARRANTY DEED

Bill Garrett Davidson County
Batch# 102003 **DEEDWARR**
06/07/2018 01:25:26 PM 2 pgs
Fees: $13.00 Taxes: $4,421.50

20180607-0054847

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: May 13, 2019 or 10.6.21

AFFIX SEAL

DANIELLE M. BATTLE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL NUMBERS |
|---|---|---|
| Jordan Caden | New Owner | 158-04-0A-109.00-CO |
| (NAME) | (NAME) | |
| 2 Wynstone | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Swanson Developments, LP, a Tennessee limited partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jordan Caden and Vonde C. Caden,as joint tenants with rights of survivorship,** 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 all of Lot No. 51, on the final Plat of Section Three, Otter Wood, of record in Book 6900, page 788 through 790, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Swanson Developments, LP, a Tennessee limited partnership by Quitclaim Deed dated November 30, 2011 from Tennessee Builders Management Services, LLC, a Tennessee limited liability company of record in Instrument No. 20111228-0101352 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2 Wynstone, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 5th day of June, 2018.

SWANSON DEVELOPMENTS, LP, A TENNESSEE

LIMITED PARTNERSHIP

Deborah S. Kirk
President of Swanson Properties, Inc., a Tennessee
Corporation, the General Partner

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Deborah S. Kirk with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be President of Swanson Properties, Inc., a Tennessee Corporation, the General Partner of Swanson Developments, LP, a Tennessee limited partnership and that she as such President of Swanson Properties, Inc., a Tennessee Corporation, the General Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as President of Swanson Properties, Inc., a Tennessee Corporation, the General Partner

WITNESS my hand and seal this 5th day of June, 2018.

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 22469