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

File Number: 1-18-2312

Bill Garrett Davidson County
Batch# 109236 DEEDWARR
06/26/2018 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $305.25
20180626-0061525

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $82,**500.00**

Affiant

Subscribed and sworn to before **me, this the** 22nd day of June, 2018

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

Notary Public
My Commission Expires: 3-13-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hani Mansour 1230 Rimrock Rd. Smyrna, TN 37167	New Owner Same	105-04-0-069

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, **Jacqueline N. Swett, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hani Mansour, a married man**, 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 Lot No. Four hundred and Fifty Two (452) in Maury and Claiborne's addition to Nashville, a plan of which is of record in Book 21, page 84 and 85, of the Register's Office of said County, Said lot no. 452 fronts forty (40) feet each on the southerly line of Perkins Street and run back between parallel lines one hundred forty seven (147) feet, more or less, to an alley.

Being the same property conveyed to Jacqueline N. Swett by Quitclaim Deed from Andre G. Swett, dated November 8, 2006, recorded November 8, 2006, of record in Instrument No. 20061108-0139133, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Jacqueline N. Swett ("Principal") by Andre Swett pursuant to the Power of Attorney of record in Instrument Number 20170926-0098612, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is unimproved property located at: **35 Perkins Street, Nashville, TN 37210.**

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 22nd day of June, 2018.

GRANTOR: BY ANDRE SWETT

Jacqueline NSwe Hasher Attorney in Fact

Jacqueline N. Swett by Andre Swett as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andre Swett the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jacqueline N. Swett ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of June, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

L M Corr

Notary Public
My Commission expires: 3/8/2021

EXHIBIT "A"
TO Warranty Deed
From: Jacqueline N. Swett
To: Hani Mansour

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Andre D Swett
Affiant

WITNESS my hand and seal at office this 22nd day of June, 2018.

I M. [illegible]
Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

201806260061525

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY