Bill Garrett Davidson County
Batch# 124079 DEEDWARR
08/02/2018 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20180802-0075860

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $321,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Swan	NEW OWNER	**08309033100CO**
1403 Gartland Avenue	**3004 Smith Lane**	
Nashville, TN 37206	**Franklin, TN 37069**	

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 ACKNOWLEDGE, WE,

BSE Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Swan

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. 90 on the Map of the Subdivision of the Lindsley 29 acre tract as of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 front 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to BSE Properties, LLC, by Warranty Deed from Teddye Andra Busby and Thomas L. Busby, husband and wife, dated May 4, 2009, of record in Instrument No. 20090506-0041793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Proof that the seller is active with the Secretary of State.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1403 Gartland Avenue, Nashville, TN 37206.

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 in 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.

_____ Date: 7/31/18
BSE Properties, LLC
By: Shawn Sweeney
Its: Member

_____ Date: _____

STATE OF Indiana

COUNTY OF St Joseph

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SHAWN SWEENEY** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are A MEMBER of BSE PROPERTIES, LLC and that they are authorized by BSE PROPERTIES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of July, 2018.

MONICA REEVES
Commission Expires 08-21-2025
NOTARY PUBLIC NOTARY SEAL
Comm. # 704337
St. Joseph County
STATE OF INDIANA

Monica Reeves
NOTARY PUBLIC

My Commission Expires: 8-21-25

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

