WARRANTY DEED

File #16624

Bill Garrett Davidson County
Batch# 133342 DEEDWARR
08/27/2018 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20180827-0084334

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth H. McNeely	New Owner	05114001100
(NAME)	(NAME)	
641 Lemont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Robert Swafford and Cynthia Monahan Swafford (f/k/a Cynthia Monahan), husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth H. McNeely and Larry P. McNeely, 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:

Being Lot No. 187 on the Plan of Gra-Mar Acres, Section 10, of record In Book 2663, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description; AND BEING part of a tract marked "Reserved for Future Development" and shown on the Plan of Section 10, Gra-Mar Acres, of record in Book 2663, Page 34, Register's Office for said County, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described as follows:

Beginning at a point in the common westerly corner of Lots 186 and 187; thence with the line between said lots, if extended, North 47 degrees 03 minutes West 427.72 feet to the easterly margin of Walton Lane; thence with the margin of the same, North 3 degrees 17 minutes East 178.01 feet to a point; thence South 54 degrees 10 minutes East 539.36 feet to a point in the center of the west terminus of Kelso Drive; thence along the westerly terminus of said Drive, and along the westerly line of Lot 187, South 41 degrees 13 minutes West 203.89 feet to a point, being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Being part of Lot No. 187 an part of a Tract marked "Reserved for Future Development" and shown on the Plan of Section 10, Gra-Mar, as of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, and being shown on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, and described as Tract 187-A, and together described as follows:

Beginning at a point in the common corner of the west terminus of Kelso Drive; thence along the west terminus of said Drive, 25 feet, to a point in the westerly margin of Kelso Drive, said point being the northeasterly corner of Lot No. 187 on said plan; thence southeasterly 40.59 feet along a curve that has a 475-foot radius on the westerly margin of Kelso Drive to a point on the southerly margin of Briley Parkway; thence South 66 degrees 36 minutes 09 seconds West 140.91 feet along the southerly margin of Briley Parkway to a point; thence South 44 degrees 06 minutes 55 seconds West 41.35 feet along the southerly margin of Briley Parkway to a point on the property line between E. G. Woodcock and Carl H. Hutson; thence North 41 degrees 52 minutes 53 seconds West 430.02 feet along the property line between E. G. Woodcock and Carl H. Hutson to a point on the easterly margin of Walton Lane; thence North 8 degrees 41minutes56 seconds West 175.47 feet along the easterly margin Walton Lane to a point; thence South 48 degrees 40 minutes 07 seconds East 545.48 feet along the property line between Carl H. Hutson and Fred G. Allen, Jr., to the point of beginning.

Being the same property conveyed to Robert Swafford and Cynthia Monahan, both unmarried by Warranty Deed from Jennie Sue Young and husband, Charles Sidney Young dated May 26th 2005 and recorded June 9th 2005 of record in Instrument No. 20050609-0066155 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid, 2018 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 641 Lemont Drive, Nashville, TN 37216

(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 hand this 22nd day of August, 2018.

Robert Swafford

Cynthia Monahan-Swafford

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, Robert Swafford and Cynthia Monahan-Swafford, the bargainor(s), 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 this 22nd day of August, 2018.

Notary Public

My Commission Expires:

GREG FAIRBAIRN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212