Karen Y Johnson Davidson County
Batch# 136746 DEEDWARR
09/04/2018 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $457.88
20180904-0087505

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 123,750.00 . Affiant Subscribed and sworn to before me, this 31st day of August, 2018. Notary Public My commission expires: May 9 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Solomon Parks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey Swinea	**New Owner**	**053 03 0372.00**
605 15th Street		
Old Hickory, Tennessee 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cynthia Sue Youree, one-half, undivided interest, and Venetia Henry, one-fourth, undivided interest,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey Swinea, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 42, Revised Plan of Section E, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded December 10, 1948, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, fronting 88.9 feet on Fifteenth Street, and containing 0.78 acre, more or less.

BEING the same property conveyed to Thomas Calvin Youree, unmarried, by Deed from Heirs of Velma P. Burch, et al. of record in Book 8888, page 168, Register's Office for Davidson County, Tennessee, recorded on March 16, 1993.

BEING the same property conveyed to Thomas Calvin Youree and Cynthia Sue Youree, as joint tenants with right of survivorship, by Quitclaim Deed from Thomas Calvin Youree with Larry D. Craig, Trustee, of record as Instrument 20050415-0041924, Register's Office for Davidson County, Tennessee, recorded on April 14, 2005; the said Thomas Calvin Youree having terminated the right of survivorship and vested his individual moiety in Leroy Johnston Ellis, IV, Trustee by Quitclaim Deed of record as Instrument 20160209-0012589, Register's Office for Davidson County, Tennessee, recorded on February 9, 2016.

BEING the same property conveyed to Thomas Calvin Youree, for his life, remainder to Vivian R. Starr and Venetia Henry by Quitclaim Deed from Leroy Johnston Ellis, IV, Trustee, of record as Instrument 20160211-0013020, Register's Office for Davidson County, Tennessee, recorded on February 11, 2016; the said Thomas Calvin Youree having since died on November 18, 2017, and thus leaving a one-half, undivided interest in the property to Cynthia Sue Youree, a one-fourth, undivided interest in the property to Vivian R. Starr, and a one-fourth, undivided interest in the property to Venetia Henry; the said Vivian R. Starr, also known as Vivian Renee Starr, having since filed a Voluntary Chapter 7 petition in bankruptcy on January 31, 2018 in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 18-00618-CW1-7; the said Vivian R. Starr a/k/a Vivian Renee Starr did, by act of law, convey all right, title and interest in and to all of her non-exempt assets including real property to John C. McLemore, Trustee in Bankruptcy; the said John C. McLemore, Trustee in Bankruptcy, conveyed the one-fourth, undivided interest of Vivian R. Starr a/k/a Vivian Renee Starr in the property to Grantee herein by Bankruptcy Trustee's Deed dated August 31, 2018 and being recorded simultaneously herewith as Instrument No. 201809040087504.

This is improved property known as **605 15th Street, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of August, 2018.

Cynthia S. Youree
Cynthia Sue Youree

Venetia Henry
Venetia Henry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cynthia Sue Youree and Venetia Henry, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2018.

Notary Public

My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)