Karen Y Johnson Davidson County
Batch# 137106 DEEDWARR
09/05/2018 10:03:40 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20180905-0087626

ADDRESS NEW OWNER: Benjamin H. Cornfield
Elizabeth M. Cornfield
501 Brentlawn Drive
Nashville, TN 37220

SEND TAX BILL TO: **Peoples Home Equity**
8351 E. Walker Springs Lane Suite #200
Knoxville, TN. 37923

MAP-PARCEL NOS. 146-16-0-075.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael Swiercz** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin H. Cornfield and Elizabeth M. Cornfield, husband and wife,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 29 on the Plan of Brentwood Hall III, as of record in Book 2133, Page 14, Register's Office for said County.

Said Lot No. 29 fronts 91 feet on the Southerly side of Brentlawn Road and runs back 185 feet on the easterly line and 182.8 feet on the Westerly line to a dead line measuring 93.4 feet thereon.

Being the same property conveyed to Michael Swiercz from Sean McKinnis by Warranty Deed recorded on February 21, 2018, of Record in Instrument No. 20180221-0016636, Register's Office for Davidson County, Tennessee.

This is property with a common address of 501 Brentlawn Drive, Nashville, TN 37220.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 2133, Page 14, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2084, Page 409 and Book 2091, Page 71, said Register's Office.

Grantor warrants that the subject property is not his marital residence and is not subject to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of August 2018.

Michael Swiercz by Cindy S. Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Cindy S. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Michael Swiercz, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. * in said Register's Office. *20180905-0087625

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

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $430,000.00.

Affiant

Subscribed and sworn before me this 31st day of August 2018.

Notary Public
My Commission Expires: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 1808K216