RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Y Johnson Davidson County
Batch# 140801 DEEDWARR
09/14/2018 10:24:41 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20180914-0091377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

X _____
Affiant

Subscribed and Sworn to before me on this the 12 day of September 2018.

_____
Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Todd Ivester 100 Foster Road Leeds, AL 35094	Same	Map 7 Parcel 7

For good and valuable consideration, receipt of which is hereby acknowledged, Delma Leslie Swezea, and Kenneth Wayne Swezea, have bargained and sold, and by these presents does transfer and convey unto Todd Ivester ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Beginning at a concrete post on the west bank of Mansco's creek, and running thence north 85 ½ degrees west 59.12 poles to a concrete post on the west bank of another branch of Mansco's Creek; thence north 26 degrees west 22.40 -poles to a hackberry and cedar on the west side of said creek; thence north 32 degrees west 11.75 poles to a concrete post near a large sycamore; thence south 60 degrees east 8.76 poles to concrete post near a large beech, thence south 43 degrees east 22.80 poles to concrete post; thence south 87 ½ degrees east 14 poles to a concrete post; thence south 80-3/4 degrees east 16.80 poles to concrete post, and continuing on to center of said road 17.40 poles in all; thence north 16 degrees east 13.28 poles to center of said road, 8 feet from a concrete post on north 16 degrees east 13.28 poles to center of said road, 8 feet from a concrete post on north side of said road; thence north 56-1/2 degrees east 7.19 poles to center of creek, 12 feet from concrete post; thence south 17 degrees east 29 poles to the point of beginning, containing 5.60 acres more or less. Together with the right-of-way granted to H. M. Capps and wife, by deed from J. D. Greer and wife.

Being the same property conveyed to Delma Leslie Swezea, widow, and Kenneth Wayne Swezea, unmarried, as joint tenants with rights of survivorship, by deed from Delma Leslie Swezea of record in Instrument No. 20130913-0096617, Register's Office for Davidson County, Tennessee. Delma Leslie Swezea has since died, vesting title solely in Kenneth Wayne Swezea as the surviving tenant.

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

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, dated April 17, 1971, as follows:

Beginning at a concrete post in the eastern boundary line of the Lesley A. Burns property of record in Book 4208, page 894, said Register's Office, said point being the northwest corner of the Swezea property of record in Book 3097, page 334, Register's Office for Davidson County, Tennessee; thence south 60 deg. 00' east 144.5 feet; thence south 43 deg. 00' east 227 feet; thence South 90 deg. 00' east 226 feet; thence south 4 deg. 30' west 182.7 feet; thence north 85 deg. 30' west 269 feet; thence north 26 deg. 00' west 315 feet; thence north 21 deg. 00' west 193.9 feet to the beginning, containing 3.05 acres, more or less.

Being the same property conveyed to Louis M. Jones and wife, Ramona Jones by deed from Kenneth C. Swezea and wife, Delma Leslie Swezea, of record in Book 4532, page 949, said Register's Office.

This conveyance is subject to the 2018 real property taxes and all matters affecting the premises recorded in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The address for this property is 176 Happy Valley Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and does covenant with the said GRANTEES that they 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 does further covenant and bind themselves, their heirs successors 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 except claims arising out of matters set forth above.. 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.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness the Grantors' hands this 12 day of September 2018.

Kenneth W Swezea

Kenneth Wayne Swezea

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kenneth Wayne Swezea, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of September 2018.

NOTARY PUBLIC

KEN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019