WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141984 **DEEDWARR**
09/17/2018 03:40:07 PM 2 pgs
Fees: $13.00 Taxes: $839.90

20180917-0092200

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 7/8/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Forest G. Whitehead Whitney R. Whitehead	new owners	072 09 0 225.00
(NAME)	(NAME)	
1223 B Shelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Swindle, a widower,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Forest G. Whitehead and Whitney R. Whitehead, husband and wife, husband and wife,** 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 the Easterly half of Lot No. 27 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Delmas Avenue and runs back between parallel lines, 192 feet to a dead line.

BEING the same property conveyed to James Swindle and wife, Freda Cristine Swindle, by Warranty Deed from William D. Morrow and wife, Lela Mae Morrow, dated July 7, 1954 and recorded in Book 2284, Page 627, in the Register's Office of Davidson County, Tennessee. The said Freda Christine Swindle having since died February 24, 2014, thereby vesting subject property in James Swindle as surviving tenant by the entirety.

Freda Cristine Swindle and Freda Christine Swindle are one and the same person.

The 2018 taxes have been prorated between the Grantor and the Grantees. All future taxes will be assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 910 Delmas Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-910

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/our hands this 13th day of September, 2018.

James Swindle

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Swindle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of September, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181811

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019