WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157354 DEEDWARR
11/07/2018 11:42:14 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20181107-0110335

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

A-BR-18-580

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

PREPARED BY: BANKERS TITLE & ESCROW CORP.
RETURN TO
3310 WEST END AVE
NASHVILLE, TN 37203

ADDRESS OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ralph Sammy Swift, Jr and Paula D. Swift	**New Owner**	
(NAME)	(NAME)	**143-2-A-14.00CO**
580 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK GERSTENSCHLAGER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RALPH SAMMY SWIFT, JR AND PAULA D. SWIFT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Harpeth Trace Estates, Phase Three, of record in Plat Book 5200, Pages 751-553, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Derek Gerstenschlager by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, recorded August 27, 2012 in Instrument No. 20120827-0077071, Register's Office for Davidson County, Tennessee.

**For the purpose of this conveyance the subject property was not the Grantor's marital residence.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH TRACE ESTATES, PHASE THREE, as recorded in Plat Book 5200, Page(s) 751, 752 and 753.
- Covenants, Conditions and Restrictions recorded in Book 5102, Page 956, Book 5120, Page 918, Book 5182, Page 767, Book 5182, Page 769, Book 5380, Page 357 and Book 6274, Page 148, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter recorded in Book 5120, Page 199 and Book 6556, Page 693, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882 and Book 6380, Page 201, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains, recorded in Book 5099, Page 783, Book 5142, Page 690 and Book 5142, Page 694, Register's Office for Davidson County, Tennessee.
- Easement for Overpass, recorded in Book 5102, Page 956, Register's Office for Davidson County, Tennessee.
- Easement to Electric Power Board, recorded in Book 6407, Page 891 and Book 6407, Page 892, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **580 Harpeth Trace Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 5 DAY OF NOVEMBER, 2018.

Derek Gerstenschlager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212