**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25276

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
02 Richard Jones Rd., Ste 203-A
shville, TN 37215

Karen Y Johnson Davidson County
Batch# 157814 **DEEDWARR**
11/09/2018 09:11:59 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20181109-0110932

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **325,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerremy A. Newsome and Ashley R. Allen | | |
| 7057 Cotton Blossom Lane | NEW OWNER | 155030A03900CO |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ralph Sammy Swift, Jr. and wife, Paula Deanne Swift,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerremy A. Newsome, unmarried and Ashley R. Allen, unmarried, as joint tenants with right of survivorship,**

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 Lot No. 72 on the Plan of Rolling River Estates, Section I, of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph Sammy Swift Jr. and wife, Paula Deanne Swift by Warranty deed from Bryan A. Holloway and wife, Katherine S. Beeler Holloway of record in Instrument No. 20090505-0041164 Register's Office for Davidson County, Tennessee, dated April 29, 2009 and recorded on May 05, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7057 Cotton Blossom Lane, Nashville, TN 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 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 our hands this the 5th day of November, 2018.

Ralph Sammy Swift, Jr. by Paula Deanne Swift, Attorney-in-Fact

Ralph Sammy Swift, Jr. by Paula Deanne Swift, Attorney-in-Fact

Paula Deanne Swift

Paula Deanne Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Paula Deanne Swift,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Ralph Sammy Swift, Jr.** and who acknowledged that she executed the same as the free act and deed of **Ralph Sammy Swift, Jr.**

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

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public