Karen Y Johnson Davidson County
Batch# 167574 DEEDWARR
11/27/2018 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $590.15
20181127-0115745

WARRANTY DEED

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 8, 2019

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC. 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9706SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Debra Sweat and Dave Sweat		
306 Aurora Avenue		034 14 0 074.00
Nashville, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

THOMAS G. SAVLEY, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID S. SWEAT and DEBRA S. SWEAT, 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:

The following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Stanley Heights, of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 63 feet on the south side of Aurora Avenue and extends back 128.5 feet on the west line and 130.2 feet on the east line to a dead line in the rear, on which it measures 63 feet.

Being the same property conveyed by Quitclaim Deed from Shirley Ann Savley to Thomas G. Savley, as recorded on the 30th day of November, 1995 in Deed Book 9873, Page 169 and Deed from Commercial Credit Plan, Incorporated to Thomas G. Savley and wife, Shirley Ann Savley, as recorded on the 9th day of September, 1993 in Deed Book 9075, Page 297, in the Registers Office of Davidson County, Tennessee.

Donna Savley joins in executing this deed, conveying any marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STANLEY HEIGHTS, as recorded in Plat Book 3300, Page(s) 74, 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).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3405, Page 286, 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).

5. Easement for the flow of the waters of the Dry Creek, and the rights of the public therein

This is property known as 306 Aurora Avenue, Nashville, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 21st day of November, 2018.

Thomas G. Savley

Thomas G. Savley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THOMAS G. SAVLEY, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of November, 2018.

Melissa Denton

Notary Public

My Commission Expires: 1-4-21

MELISSA DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 4, 2021

Witness my hand on the 21st day of November, 2018.

Donna Savley

Donna Savley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DONNA SAVLEY, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of November, 2018.

Melissa Denton

Notary Public

My Commission Expires: 1-4-21

MELISSA DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 4, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019