WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169666 DEEDWARR
12/03/2018 03:09:22 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181203-0117762

JM-FSBO-18-4500-F62

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denton W. Kerrigan and John F. Kerrigan, Jr.	**First National Bank of Middle Tennessee**	
(NAME) **4500 Post Rd Unit F62**	(NAME) **200 East Main Street**	**103-14-0A-062.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **McMinnville, TN 37110**	
(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, **PRUDENCE D. SWORDS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENTON W. KERRIGAN AND JOHN F. KERRIGAN, JR., WIFE AND HUSBAND,** 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 Unit No. F-62 on the Plan of The Hillwood Condominium of record in Plat Book 6250, Page 503, 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 Robert E. Swords and spouse, Prudence D. Swords by Warranty deed from Cornelia Faust, a single person of record in Book 9747, page 1, Register's Office for Davidson County, Tennessee, dated July 31, 1995 and recorded on August 01, 1995.

The said Robert E. Swords died on November 5th 2002 leaving Prudence D. Swords as the surviving tenant by the entirety.

The power of attorney used in the execution of this instrument was previously recorded in Instrument No. 20150806-0078657 with the Register of Deeds for Davidson County, Tennessee. The said Prudence D. Swords and Prudence David Swords are both one and the same.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Plan of record in Plat Book 5200, Page 43 and in Book 6250, Page 503, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillwood Condominiums of record in Book 5280, Page 464, amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263, Instrument No.20081125-0115372 and Instrument No. 20130326-0029697, Register's Office for Davidson County, Tennessee.
- Charter of The Hillwood Homeowner's Association of record in Book 5286, Page 122, in the 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: **4500 Post Rd Unit F62, Nashville, Tennessee 37205**.

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 29th DAY OF NOVEMBER, 2018.

Prudence D. Swords by Alice Swords Whitson as the attorney-in-fact

Prudence D. Swords
by Alice Swords Whitson as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE SWORDS WHITSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PRUDENCE D. SWORDS, and who acknowledged he/she/they executed the same as the free act and deed of the said PRUDENCE D. SWORDS.

Witness my hand and official seal, this the 29th of November, 2018.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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