CINDY G. PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE cp
COUNTY OF ~~DAVIDSON~~ Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Karla Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2018.

Cindy G. Putman
Notary Public

MY COMMISSION EXPIRES: ~~MAY 3, 2022~~ 08/22/22

(AFFIX SEAL) cp

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SURGENA KILBY AND HUSBAND, BRANDELL SWANSON	Surgena Kilby and husband Brandell Swanson	069-16-0-113.00
(NAME)	(NAME)	
1812 ELIZABETH ROAD	2520 Cushing Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 177134 **DEEDWARR**
12/21/2018 11:28:44 AM 2 pgs
Fees: $13.00 Taxes: $680.80

20181221-0124379

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONNA LYNN ALLINGHAM BATES, RICKY EUGENE BREEDLOVE, TAMELA RENEE WYNNS AND RANDY EARL BREEDLOVE, BEING ALL THE HEIRS AT LAW OF ROY EUGENE BREEDLOVE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SURGENA KILBY AND HUSBAND, BRANDELL SWANSON, SAME PERSON AS BRANDALL SWANSON,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR 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. 26 on the Map of Ashton S. Subdivision of L.M. Lewis farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the easterly side of Elizabeth Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Roy E. Breedlove by deeds of record in Book 10271, page 630, Book 10271, page 628, Book 10271, page 626, Book 10271, page 624, Book 10271, page 622, Book 10271, page 620, Book 10271, page 618, and in Book 10271, page 616, Register's Office for Davidson County, Tennessee. The said Roy Eugene Breedlove a/k/a Roy E. Breedlove having since died April 11, 2018, leaving as his sole heirs at law, **DONNA LYNN ALLINGHAM BATES, RICKY EUGENE BREEDLOVE, TAMELA RENEE WYNNS AND RANDY EARL BREEDLOVE. See Affidavit of Heirship as to the Heirs at Law of Roy Eugene Breedlove being recorded herewith as Instrument No. 20181221-0124378, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to matters shown on the Plan of record in Book 421, page 19, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **1812 ELIZABETH ROAD, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 20th day of December, 2018.

Donna Lynn Allingham-Bates
DONNA LYNN ALLINGHAM BATES

Ricky Eugene Breedlove
RICKY EUGENE BREEDLOVE

Tamela Renee Wynns
TAMELA RENEE WYNNS

Randy Earl Breedlove
RANDY EARL BREEDLOVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **DONNA LYNN ALLINGHAM BATES, RICKY EUGENE BREEDLOVE, TAMELA RENEE WYNNS AND RANDY EARL BREEDLOVE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2018.

Lee A. Cohen
Notary Public

My commission expires: MAY 2, 2022

