This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18430

Karen Y Johnson Davidson County
Batch# 181343 **DEEDWARR**
01/08/2019 08:36:27 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190108-0001830

Send Tax Bills To:

New Owner

New Owner is:
Deatrice James Swett
1843 Isabelle Lane
Antioch, TN 37013

MAP: 163-16-0C
PARCEL: 114.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew L. Swindall, unmarried, and Dejan Rauzanovic, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Deatrice James Swett**, unmarried, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1843 Isabelle Lane, Antioch, TN 37013.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 114 on the Plan of Matlock, Phase 1, a Residential Planned Unit Development, of record in Instrument Number 20070430-0051281, and as established by the Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Matthew L. Swindall, unmarried, and Dejan Rauzanovic, unmarried, as joint tenants with right of survivorship, by Warranty Deed from J2K Builders, LLC, dated 4/30/09 and recorded 5/1/09 in Instrument Number 20090501-0039726, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of December, 2018.

GRANTOR:

Matthew L. Swindall

Dejan Rauzanovic

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew L. Swindall and Dejan Rauzanovic**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of December, 2018.

Notary Public

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

SWORN TO and subscribed before me this 27 day of December, 2018.

NOTARY PUBLIC

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

My commission expires: 11/8/21