Karen Johnson Davidson County
Batch# 187927 DEEDWARR
01/24/2019 02:22:44 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20190124-0007102

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0046

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2019

Notary Public

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aubrey B. Saling 238 Swift Drive Goodlettsville, TN 37072	New Owner	018-12-0-006

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

The 238 Swift Dr Trust, Amanda Dean, Successor Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aubrey B. Saling, a single woman

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. 44 on the Plan of Connell Estates, Section 2 of record in Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 162.1 feet on the easterly margin of Swift Drive and runs back between lines being 247.5 feet on the northerly line and 216.6 feet on the southerly line to a line on the rear on which it measures 180.0 feet.

Being the same property conveyed to Josh Terry, Trustee of The 238 Swift Drive Trust dated November 8, 2018, from Charles E. Hughes, Administrator of the Estate for Thelma P. Hughes, deceased, by Warranty Deed dated November 8, 2018 and recorded on November 15, 2018 at 2:08 PM of record in Instrument Number 20181115-0112668, Register's Office for Davidson County, Tennessee. Josh Terry has resigned as the initial Trustee with Amanda Dean being appointed as Successor Trustee, pursuant to the terms of said trust agreement. For additional reference, see Certificate of Trust recorded in Instrument Number 20190124-0007101 **, Register's Office for said County.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of January, 2019.

The 238 Swift Dr Trust

By: _____
Amanda Dean, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 238 Swift Dr Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of January, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

_____
Notary Public

My Commission Expires: 03-23-21