# WARRANTY DEED

Karen Johnson Davidson County
Batch# 205994 DEEDWARR
03/14/2019 12:30:17 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20190314-0023493

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00.

Affiant

Subscribed and sworn to me on March 12, 2019

NOTARY PUBLIC

My Commission Expires: 9/7/2021

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32268

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Gary Jerome Swanson<br>1403 54th Avenue, North<br>Nashville, TN 37209 | New Owner | 091-7-1-C-002.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Craig S. Dore and Amy B. Dore, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Gary Jerome Swanson, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 5400 Louisiana Homes of record in Instrument No. 20160616-006057 to which plan referenced is hereby made for a more complete accurate description.

Being the same property conveyed to Craig S. Dore and Amy B. Dore, husband and wife, by Warranty Deed from LONE OAK, LLC, of record in Instrument No. 20161121-0122692, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 5400 Louisiana Homes contained in instrument of record in Instrument No. 20160616-0060857, said Register's Office.

This property is also known as improved property located at 1403 54th Avenue, Nashville, TN 37209.

**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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs

and assigns, 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/our hand(s) this 12 day of March, 2019.

**Craig S. Dore**

**Amy B. Dore**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On March 12th, 2019, before me personally appeared Craig S. Dore and Amy B. Dore to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 12, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021