Karen Johnson Davidson County
Batch# 214939 DEEDWARR
04/08/2019 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20190408-0031762

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Robert Hudson	SEND TAX BILLS TO: Robert Hudson	MAP-PARCEL NUMBERS
(NAME) 1612 Stokley Lane	(NAME) 1612 Stokley Lane	07013009200
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Keith Swanson, a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hudson, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, near Bordeaux and lying between the Cumberland River and Hamilton Road and described as follows:

Beginning at a point in the westerly margin of Cliff Drive at William Gaddis' southeast corner and 75 feet southerly from an elbow-turn in said Cliff Drive; thence southerly 85 feet to a stake in the corner of Adam's property; thence northwesterly along the line of the Adams' property 162 1/2 feet to a stake; thence northerly 85 feet to a stake in the southwesterly corner of the William Gaddis property; thence with thee Gaddis line easterly 162 1/2 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 2127 Cliff Drive, Nashville, TN 37218

Being the same property conveyed to Keith Swanson by virtue of that certain Keith Swanson Deed dated September 21, 2005, and being of record at Instrument No. 20051005-0119939 and Scrivener's Affidavit at Instrument No. 20051227-0154101 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2127 Cliff Dr. 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

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 hand this 5th day of April, 2019.

Keith Swanson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keith Swanson** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of April, 2019.

Notary Public

My Commission Expires: 09/25/2019

YENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019