WARRANTY DEED

Karen Johnson Davidson County
Batch# 228652 DEEDWARR
05/10/2019 01:03:58 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20190510-0044180

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

R-BR-19-3821

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Swett's Real Estate Investment, Inc.	**Same as New Owner**	
(NAME)	(NAME)	**058-00-0-211.00**
2725 Clifton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRINCESS A. GATES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SWETT'S REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as being situated on the southerly side of Kings Lane as shown on Property Map No. 58, Subdivision No. 72-175-G and being one parcel of the resubdivision of a tract belonging to Samuel L. Gates and Ellen P. Gates, and more particularly described as follows:

Beginning at a stake on the southerly boundary of Kings Lane, 499.8 feet from the southeasterly corner of Timothy Road and Kings Lane; thence North 79 degrees 30 minutes East, 100 feet to a stake on the southerly side of Kings Lane; thence South 1 degrees West, 605.0 feet on a line between Lots 1 and 2 of said resubdivision to a stake on the dead line; thence South 79 degrees 30 minutes West, 100 feet to a stake on the dead line; thence North 1 degrees East, 605.0 feet to the point of beginning, as shown on a survey by Ernest Davids, Register No. 157, May 27, 1972.

Being the same property conveyed to Princess A. Gates by Quitclaim deed from Samuel L. Gates and wife, Ellen P. Gates by and through Herbert L. Buchanan, Jr. Trustee of record in Book 8868, page 229, Register's Office for Davidson County, Tennessee, dated April 28, 1991 and recorded on February 18, 1993.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Right of Way for Kings Lane.
- Subject to driveway access to adjacent parcel owned by grantor herein as shown on Tax Map.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **3821 Kings Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF MAY, 2019.

Princess A. Gates

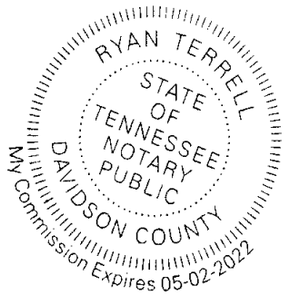
Princess A. Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRINCESS A. GATES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212