STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 8/30/2022
File No. G19-5116

Karen Johnson Davidson County
Batch# 229392 DEEDWARR
05/14/2019 08:44:25 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190514-0045006

OFFICIAL SEAL
NICK J PALAZZO
NOTARY PUBLIC, STATE OF ILLINOIS
DU PAGE COUNTY
MY COMMISSION EXPIRES 08/30/2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jed Paul Collins	SunTrust Bank	072-10-1-A02-10-0CO
(NAME)	(NAME)	
1122 Litton Ave #310	1001 Semmes Ave.	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37216	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew J. Swafford, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jed Paul Collins,** unmarried 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 situated in Davidson County, Tennessee, Unit B3010, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew J. Swafford, an unmarried man by Deed dated May 24, 2017, recorded May 31, 2017, in Instrument Number 20170531-0054143, in the Register's Office of Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 201603300030247, Register's Office for Davidson County, Tennessee.
2. Master Deed and Amendments of record in Instrument 20160729-0078558; 20160818-0086606; 20161121-0122822; and 20170320-0027135, Register's Office for said County.
3. Encroachment mentioned in Book 6379, Page 677, Register's Office for said County.
4. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument 20100720-0056816 and 20111206-0095088, Register's Office for said County.
5. Name Change Affidavit of record in Instrument 20121017-0095307, Register's Office for said county.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20170324-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D BR 19-1122-310

0028986, Register's Office for said County.

7. Declaration of Easements of record in Instrument 20140611-0051056, Register's Office for said County.
8. Perpetual Easement for Ingress/Egress of record in Book 4031, Page 423, Register's Office for said County.
9. Perpetual Easement 50' wide for roadway or right of way for Ingress/Egress of record in Book 4255, Page 503, Register's Office for said County.
10. Subject to plat of record in Book 547, Page 177, Register's Office for said County.
11. Easement and Right of Entry to Intermedia for cable television of record in Book 10262, Page 40, Register's Office for said County.
12. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1122 Litton Ave, Apt 310, Nashville, TN 37216.

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 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. Whenever 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 8th day of May, 2019.

Matthew J. Swafford

STATE OF Illinois
COUNTY OF Cook

On this 8th day of May, 2019, before me personally appeared Matthew J. Swafford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of May, 2019.

Notary Signature
My commission expires: 8/30/2022

OFFICIAL SEAL
NICK J PALAZZO
NOTARY PUBLIC, STATE OF ILLINOIS
DU PAGE COUNTY
MY COMMISSION EXPIRES 08/30/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066