Karen Johnson Davidson County
Batch# 233159 DEEDWARR
05/22/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190522-0048403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-22-21
(AFFIX SEAL)

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
SWAG R.E., LLC, and David P. Crabtree, Trustee of The Diane M. Crabtree 2012 Family Trust, Dated December 26, 2012	NEW OWNER	Map: 07109004400
(NAME) 2002 Richard Jones Road; Suite 200C	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEMUEL HOLLIS BRATCHER AND JUANITA ANN BRATCHER, TRUSTEES OF THE BRATCHER LIVING TRUST DATED AUGUST 6, 2007,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SWAG R.E., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 55% UNDIVIDED INTEREST, AS TENANT IN COMMON, AND DAVID P. CRABTREE, TRUSTEE OF THE DIANE M. CRABTREE 2012 FAMILY TRUST, DATED DECEMBER 26, 2012, AS TO A 45% UNDIVIDED INTEREST, AS TENANT IN COMMON,

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot "B" on the unrecorded survey of said property made by John M. Sullivan, County Surveyor, August 26,1950,and more particularly described as follows:

Beginning at a point on the northerly margin of Old Whites Creek Pike, said point being 485.7 feet east of the intersection of Page Avenue; thence in an easterly direction along the northerly margin of said Old Whites Creek Pike 110 feet to a point; thence North 38 deg. 12' East 217.8 feet to a point; thence North 48 deg. 15' West 110.3 feet to a point; thence South 38 deg. 02' West 214.2 feet to the northerly margin of Old Whites Creek Pike, the point of beginning.

Being part of the same property conveyed to Lemuel Hollis Bratcher and Juanita Ann Bratcher, Trustees of The Bratcher Living Trust dated August 6, 2007, by Quitclaim Deed from Ju Ju, LLC, a Tennessee limited liability company, of record in Instrument No. 20171214-0127610, in the Register's Office of Davidson County, Tennessee, dated December 12, 2017 and recorded on December 14, 2017. And being the same property conveyed to Ju Ju, LLC, a Tennessee limited liability company, by Quitclaim Deed from Juanita Bratcher, of record in Instrument No. 20071016-0122469, in the Register's Office of Davidson County, Tennessee, dated October 11, 2007 and recorded on October 16, 2007. And being part of the

same property conveyed to Juanita Bratcher, by Quitclaim Deed from L. Hollis Bratcher, of record in Book 11432, Page 856, in the Register's Office of Davidson County, Tennessee, dated April 6,1999 and recorded on April 15,1999.And being part of the same property conveyed to L. Hollis Bratcher, by Quitclaim Deed from Juanita Bratcher, of record in Book 10294, Page 905, in the Register's Office of Davidson County, Tennessee, dated December 10,1996 and recorded on December 10, 1996. And being the same property conveyed to L. Hollis Bratcher and wife, Juanita Bratcher, by Installment Deed from Joe B. Webb and wife, Nancy J. Webb, of record in Book 5848, Page 926, in the Register's Office of Davidson County, Tennessee, dated December 17,1981 and recorded on February 4,1982.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 1513 A&B Lock Road, Nashville, TN 37207
(House No.) (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 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 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 our hands this 20th day of May, 2019.

The Bratcher Living Trust dated August 6, 2007

BY: _____
Lemuel Hollis Bratcher
Trustee

BY: _____
Juanita Ann Bratcher
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lemuel Hollis Bratcher and Juanita Ann Bratcher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustees respectively of The Bratcher Living Trust dated August 6, 2007, the within named bargainer, and that he/she as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 20th day of May, 2019.

My Commission Expires: 5-2-22

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8.22.2021