Karen Johnson Davidson County
Batch# 235505 DEEDWARR
05/28/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20190528-0050325

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kudzu Real Estate, Inc.	Kudzu Real Estate, Inc. (NAME)	
203 Point East Drive (ADDRESS)	203 Point East Dr. (ADDRESS)	049-00-0-209.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Edward Swift, Co-Trustee and Mary Patricia Waters Swift, Co-Trustee of The Swift Family Revocable Trust dated 3/3/15, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kudzu Real Estate, Inc., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF GREENS LANE GARDEN HOMES SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY PETE MEYER, APRIL 20, 1946 AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF GREEN LANE AT THE COMMON CORNER OF LOTS NOS. 12 AND 13 OF SAID SUBDIVISION, SAID POINT BEING WESTERLY 2733.5 FEET ALONG THE SOUTHERLY MARGIN OF SAID LANE FROM THE CENTER LINE OF EWING ROAD; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 799.5 FEET TO A POINT IN THE REAR BEING THE SOUTHWESTERLY CORNER OF LOT NO. 11 AND THE SOUTHEASTERLY CORNER OF LOT NO. 12; THENCE, SOUTH 77 DEGREES 40 MINUTES WEST 100 FEET TO THE COMMON REAR CORNER OF LOTS NOS. 12 AND 13 OF SAID SUBDIVISION; THENCE, WITH THE LINE BETWEEN SAID LOTS NOS. 12 AND 13, NORTHERLY 799.5 FEET TO THE SOUTHERLY MARGIN OF GREENS LANE; THENCE WITH THE SAME NORTH 77 DEGREES 40 MINUTES EAST 100 FEET TO THE BEGINNING.

INCLUDED IN BUT EXCLUDED FROM THE ABOVE IS THE FOLLOWING DESCRIPTION:
BEGINNING AT A POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE TEMPHIS CORPORATION PROPERTY AND THE EAST BOUNDARY OF THE ROBERT WAYNE JONES, ET UX PROPERTY; THENCE WITH SAID EAST BOUNDARY NORTH 08 DEGREES 08 MINUTES 32 SECONDS WEST 115.81 FEET; THENCE SOUTH 83 DEGREES 55 MINUTES 06 SECONDS EAST 103.17 FEET TO A POINT IN THE WEST BOUNDARY OF THE SHADE D. NAPIER PROPERTY; THENCE WITH SAID WEST BOUNDARY SOUTH 08 DEGREES 08 MINUTES 32 SECONDS EAST 90.00 FEET TO A POINT IN THE TEMPHIS CORPORATION NORTH BOUNDARY; THENCE WITH SAID NORTH BOUNDARY SOUTH 81 DEGREES 35 MINUTES 31 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.236 ACRES AND BEING PART OF THE SAME PROPERTY CONVEYED TO DANNY LEE BEAIRD AND WIFE, VIKKI L. BEAIRD BY MAMIE VIOLA DAVENPORT AS OF RECORD IN BOOK 6596, PAGE 400, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. SWIFT AND WIFE, MARY PATRICIA WATERS SWIFT, BY CASH DEED FROM JACK F. KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., OF RECORD IN BOOK 7878, PAGE 761, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29, 1989 AND RECORDED ON JUNE 30, 1989. AND FURT
BEING THE SAME PROPERTY CONVEYED TO SWIFT FAMILY REVOCABLE TRUST, DATED MARCH 31, 2015, JAMES EDWARD SWIFT AND MARY PATRICIA WATERS SWIFT, AS CO-TRUSTEES, BY QUIT CLAIM DEED FROM JAMES E. SWIFT AND WIFE, MARY PATRICIA WATERS SWIFT, OF RECORD IN INSTRUMENT NO. 20150401-0028104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved (X)
This is improved ( ) property, known as 549 Green Lane, Nashville, TN 37189
(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 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 my/our hand(s) this 24th day of May, 2019.

Swift Family Revocable Trust

James Edward Swift

By: James Edward Swift, Co-Trustee

Mary Patricia Waters Swift

By: Mary Patricia Waters Swift, Co-Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward wift, Co-Trustee and Mary Patricia Waters Swift, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of The Swift Family Revocable Trust dated 3/3/15, and in his capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24th day of May, 2019.

Notary Public

My Commission Expires: 7/9/202[illegible]

DANIEL E. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.