THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520456** Karen Johnson Davidson County Batch# 237643 **DEEDWARR** 06/03/2019 11:05:02 AM 2 pgs Fees: $13.00 Taxes: $1,369.00 20190603-0052445	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00 Affiant Subscribed and sworn to before me, this 30th day of May, 2019. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2020

WARRANTY DEED

Address New Owner: Kenneth Ryan Spint 914 Boscobel Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-16-351.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chelsea Swift and David Swift, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Ryan Spint, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of W. W. Tottens Addition of record in Plat Book 57, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Swift and Chelsea Swift, husband and wife by Warranty Deed from Christopher S. Ream and wife, Jillian Poston Ream, recorded on the 28th day of October, 2014 in Instrument No. 20141028-0099294, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. W. TOTTENS ADDITION, as recorded in Plat Book 57, Page(s) 22.

This is improved property located at 914 Boscobel Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

Chelsea Swift

David Swift

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chelsea Swift and David Swift, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2023