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Karen Johnson Davidson County
Batch# 238167 **DEEDWARR**
06/04/2019 08:20:50 AM 2 pgs
Fees: $13.00 Taxes: $2,930.40

20190604-0052804

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Arendsee	SAME	18000007200
(NAME)	(NAME)	
6776 Holt Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael David Swett and wife, Barbara Swett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela Arendsee,** 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:

Davidson County, State of Tennessee described as follows, to wit:

Land in Davidson County, TN, BEING Lot No. 1 on the Plan of Holt Hills Subdivision, of record in Plat Book 5050, Page 77, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael David Swett and wife, Barbara Sweet by deed dated August 15, 2005 from Katherine J. Grimm, an unmarried woman of record in Instrument No. 20050831-0104453, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6776 Holt Road, Nashville, TN 37221
(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 hands this **31st** day of **May, 2019.**

Michael David Swett

Barbara Swett

State of Tennessee
County of Davidson

On this 31st day of May, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Michael David Swett and Barbara Swett, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 31st day of May, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: 5/23/2021

File No.: 19-Arendsee

