Karen Johnson Davidson County
Batch# 242541 DEEDWARR
06/12/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190612-0056533



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2019.

Notary Public

My commission expires: 7-26-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Co-Trustees of The Harry Lee Swain, II GST-Exempt Trust	**Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Co-Trustees of The Harry Lee Swain,II GST-Exempt Trust**	**02100035200**
5212 Rawlings Road	**3621 Utah Place**	
Joelton, TN 37080	**St. Louis, MO 63116**	

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 HEREBY ACKNOWLEDGE, WE,

Katherine E. Duncan, married woman

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

Katherine Amanda Gray-Swain and Margaret Rosanna Gray-Swain, Co-Trustees of The Harry Lee Swain,II GST-Exempt Trust

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 in Davidson County, Tennessee, being more particularly described as follows:
Beginning at an iron pin at the Southeast corner of the Harry Gienger property, said point being in the North right-of-way of Rawlings Road; thence along the East line of Harry Gienger N 11° 51' 06" E a distance of 1.095.61' (passing an iron pin at 1,083.49') to a point in the South line of the Ronnie Rippetoe property, said point being the Northeast corner of the Harry Gienger property; thence along the remainder of the Edwin Gienger property S 15° 43' 31" E a distance of 306.33' to an iron pin; thence S 11° 51' 06" E a distance of 775.00' to an iron pin in the North right-of-way of Rawlings Road; thence along said right-of-way S 82° 45' 38" W a distance of 150.06' to the point of beginning; containing 3.045 acres, more or less.

Being the same property conveyed to Katherine L. Evans, an unmarried person, by Quitclaim Deed from Edwin Gienger, a widower, dated July 12, 1990, of record in Book 8152, page 76, Register's Office for Davidson County, Tennessee. Katherine L. Evans is now known as Katherine E. Duncan, a married woman. Subject property was never the primary residence of said Grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5212 Rawlings Road, Joelton, TN 37080.

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 in 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.

Katherine E. Duncan Date: 6-5-19
Katherine E. Duncan

_____ Date: _____

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Katherine E. Duncan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)