WARRANTY DEED

Karen Johnson Davidson County
Batch# 249055 DEEDWARR
06/26/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190626-0061965

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 525,000.00.

Affiant

Subscribed and sworn to me on June 21, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32503

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Meghan Blackwell Jonathan Swafford 4802 Michigan Avenue Nashville, TN 37209	F&M Bank 10 Cadillac Drive Ste 100 Brentwood, TN 37027	PART OF 091-7-265

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sapphire Development, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jonathan Swafford, unmarried, and Meghan Blackwell, unmarried, as Tenants in Common with Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 705, of Block No. 108, Plan No. 1 of West Nashville as of record in Plat Book No. 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 705, fronts 25 (twenty-five) feet on the northerly side of Michigan Avenue, and extend back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Jonathan Helm by Quitclaim Deed from Jonathan Helm of record as Instrument No. 20181031-0107852 in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Sapphire Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated June 17th, 2019 from Jonathan Helm of record as Instrument No. 20190617-0058292, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 4802 Michigan Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 21st day of June, 2019.

Sapphire Development, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Helm, Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jonathan Helm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Sapphire Development, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and official seal on June 21, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

True Copy Certification

I, Tara Lashwood, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tara Lashwood, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY