WARRANTY DEED

JM-VRES-19-4323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 249060 DEEDWARR
06/26/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190626-0061973

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin D. Bralts	**NEW OWNER**	
(NAME)	(NAME)	**173-09-0A-727.00-CO**
4323 Barnes Cove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW HEIN, A MARRIED MAN AND ANITA SWEARINGEN AND DAVID SWEARINGEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN D. BRALTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 600 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Matthew Hein, a married man and Anita Swearingen and David Swearingen, wife and husband by Warranty deed from Matthew T. Purcell, a single man of record in Instrument No. 20161104-0116878 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 04, 2016. (Value of consideration shown in aforementioned deed $289,900.00.) Being also known as 4323 Barnes Cove Dr Nashville, Tennessee 37211.

Victoria Hein, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
- Master Restrictive Covenants of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20010412-0045831, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4323 Barnes Cove Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JUNE, 2019.

Matthew Hein

Victoria Hein Anita Swearingen by Matthew Hein as her attorney in fact

Anita Swearingen
by Matthew Hein as her Attorney-In-fact

David Swearingen by Matthew Hein as his attorney in fact

David Swearingen
by Matthew Hein as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW HEIN AND VICTORIA HEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Hein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANITA SWEARINGEN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANITA SWEARINGEN.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Hein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID SWEARINGEN, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID SWEARINGEN.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)