Karen Johnson Davidson County
Batch# 258413 DEEDWARR
07/18/2019 08:46:14 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190718-0070205

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burkett Homes, Inc. P.O. Box 2282 Hendersonville, TN 37077	Burkett Homes, Inc. P.O. Box 2282 Hendersonville, TN 37077	071150-454.00

THIS INDENTURE, made this 16th day of July, 2019 between

Martha Carol Swafford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Burkett Homes, Inc.

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A 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. 47 and the south 25 feet of Lot No. 46 on the Map of Sharpe and Horn's First Addition to Nashville, as of record in Book 57, Page 152, Register's Office for said County. Said part of Lot No. 46 and Lot No. 47 adjoin and front together 75 feet on the east side of Stainback Avenue and run back between parallel lines, 153 feet to an alley.

Being a portion of the same property conveyed to Martha Carol Swafford by Trustee's Quitclaim Deed dated 5/8/2019 from Martha Carol Swafford, Trustee of the Charles E. Evans Living Trust for Martha Carol Swafford and Her appointees or Issue, dated December 1, 2016 of record in Instrument No. 20190515-0045881, and a portion of the same property conveyed to Martha Carol Swafford, Trustee of the Charles E. Evans Living Trust for Martha Carol Swafford and Her Appointees or Issue dated December 1, 2016 by Executrix's Quitclaim Deed dated 5/18/2019 from Martha Carol Swafford, Executrix of record in Instrument No. 20190515-0045664, and a portion of the property conveyed to Charles E. Evans by Quitclaim Deed dated 10/16/2014 from Jo H. Evans of record in Instrument No. 20141023-0097799, and by Deed dated 4/16/80 from Isaiah Vance, Jr. and wife, Eunice Vance dba Vance Realty Co. of record in Book 5591, Page 287, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1207 Stainback Ave, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Martha Carol Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Carol Swafford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of July, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $180,000.00.

Affiant

Sworn to and subscribed before me, this 16th day of July, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

