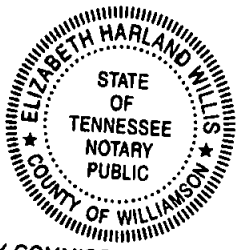
Karen Johnson Davidson County
Batch# 258784 DEEDWARR
07/19/2019 08:37:08 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20190719-0070690

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2019.

Elizabeth Harland Willis
Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler Hawkins	**New Owner**	**145-11-0-037.00**
1901-A Warfield Dr.		
Nashville, TN 37215		

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,

Robert G. Swindell, Jr., Trustee of Robert G. Swindell Trust under Agreement dated September 25, 2006, as to an undivided 40% interest (the "Trustee Interest") and Robert G. Swindell, Jr. and wife, Nancy L. Swindell, as to an undivided 60% interest (the "Entirety Interest"), the said Trustee Interest and Entirety Interest, as they relate to each other, being held as tenants in common

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

Tyler Hawkins

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 Lot No. 30 on the Revised Plan of Inns of Granny White of record in Plat Book 6900, Page 125, Revising Plat Book 6250, Page 460, 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 Distinct Homes, LLC, a Tennessee limited liability company, by Warranty Deed, from William H. Ragan II, and wife, Charlotte J. Ragan, dated December 5, 2007, of record in Instrument No. 20071210-0142211, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Robert G. Swindell, Trustee of the Robert G. Swindell Living Trust under Agreement dated September 25, 2006, as to an undivided 40% interest (the "Trustee Interest"), and Robert G. Swindell, Jr., and wife, Nancy L. Swindell, as to an undivided 60% interest (the "Entirety Interest"), the said Trustee Interest and Entirety Interest, as they relate to each other, being held as tenants in common, dated July 20, 2010, of record in Instrument No. 20100721-0056883, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6566, Page 473, amended in Book 6799, Page 383, Book 8595, Page 423 and Instrument No. 20060308-0027157, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20140403-0027853, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 8741, Page 252, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 1144 Travelers Ridge Drive, Nashville, TN 37220

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 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 hand(s) this 15th day of July, 2019

Robert G. Swindell Trust

By: _____ Trustee
Robert G. Swindell, Jr., Trustee

_____
Robert G. Swindell, Jr.

_____
Nancy L. Swindell

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert G. Swindell, Jr. with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Robert G. Swindell Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this ~~15th~~ 12th day of July, 2019.

Notary Signature
My commission expires:

Notary Public State of Florida
Elsy Yohana Gardner
My Commission GG 148159
Expires 10/29/2021

STATE OF Florida
COUNTY OF Pinellas

On this ~~15th~~ 12th day of July, 2019, before me personally appeared Robert G. Swindell, Jr. and Nancy L. Swindell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~15th~~ 12th day of July, 2019.

Notary Signature
My commission expires:

Notary Public State of Florida
Elsy Yohana Gardner
My Commission GG 148159
Expires 10/29/2021

File #: 19-50
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027