PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 272799 DEEDWARR
08/16/2019 02:31:00 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20190816-0082349

W & I Ref: (DM) Title No.: 60608
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Andrew Woodson Smyth<br>872 Kirkwood Avenue<br>Nashville, TN 37204 | Morgan Stanley Private Bank, National Association<br>P.O. Box 11733<br>Newark, NJ 07101-4733 |

**TAX MAP PARCEL NUMBERS:** 118014B00200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$639,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Swenson and Erin Murphy Swensen, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Woodson Smyth** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 866 B as shown on Exhibit "B" to the Declaration of Covenants , Conditions, and Restrictions for 866 Kirkwood Avenue Townhomes of record in Instrument No. 20140602-0047182, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Eric Swenson and Erin Murphy Swenson, husband and wife, by Warranty Deed from Honey Bee Partners, LLC, dated May 11,2016 and recorded on May 13, 2016, of record in Inst. No. 20160513-0047796, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants , Conditions, and Restrictions of record in Instrument No. 20140602-0047182, Register's Office for said County, to which Plan reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140602-0047182, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 872 Kirkwood Avenue, Nashville, TN 37204**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of August, 2019.

**Eric Swenson**

**Erin Murphy Swensen**

State of Tennessee

County of Davidson

On this 16th day of August, 2019, before me the undersigned authority, personally appeared Eric Swenson and Erin Murphy Swensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $639,900.00.

Affiant

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

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary