RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-9-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Linda Suzanne Swift and Lori Josephson Swift	New owner	114 12 0A 010.00
(NAME)	(NAME)	
119 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sterling T. Perkins, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Linda Suzanne Swift, an unmarried woman and Lori Josephson Swift, a married woman, as tenants in common with the right of survivorship**, 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. 10 on the Plan of Stoneridge Townhomes, Phase 1, as shown on Plat of record in Exhibit B of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sterling T. Perkins, unmarried man by Warranty Deed from Jesse R. Menlove and Heather Menlove, husband and wife, dated July 11, 2016 and recorded July 18, 2016 as Instrument Number 201607180073747, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 119 Stonecrest Drive, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 278207 DEEDWARR
09/03/2019 08:32:57 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190903-0088125

File Number: FRN-1908090SSO

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 our hands this 30th day of August, 2019.

Sterling T. Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

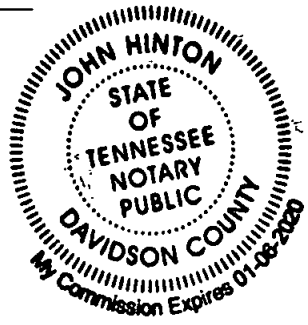
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sterling T. Perkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person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

Witness my hand and official seal, this the 30th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)



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