Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 308764 DEEDWARR
10/31/2019 09:06:51 AM 2 pgs
Fees: $13.00 Taxes: $1,341.47

20191031-0111836

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $362,560.00

Affiant

Subscribed and sworn to before me this 25th day of October, 2019.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rebecca Floyd	SAME	042-13-0-042.00
706 Tuckahoe Drive		
Madison, TN 37115	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James C. Swann and Tammy S. Swann, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca Floyd, unmarried,** herheirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Madison, Davidson County, Tennessee, being parts of Lots 7 and 8 on the Plan of Kemper Heights, Section 4, as recorded in Book 2854, page 65, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the North right-of-way of Tuckahoe Drive at the corner of Lot 7 as shown on said plan; thence Westerly along said right-of-way, 91.1 feet to the beginning of a curve; thence, along said curve to the right, having a radius of 305 feet, a distance of 53.59 feet to a point 6 feet West of the corner of lots 7 and 8 on said plan; thence leaving said right-of-way Northeasterly 345.34 feet to a point 6 feet east of the corner of said Lots 7 and 8; thence along the North line of Lot 7, S 45° 40' East, 120.15 feet; thence S 88° 39' East, 12.0 feet; thence South 1° 24' West, 257.9 feet to the point of beginning.

Being the same property conveyed to James C. Swann and wife, Tammy S. Swann, by deed from Clifton D. Shaw and wife, Carla M. Shaw, on January 28, 1998, of record in Book 10778, page 543, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2854, page 65, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2960, page 211; and Book 2442, page 459, Register's Office for Davidson County, Tennessee.

This is improved property known as: **706 Tuckahoe Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 25, 2019.

James C. Swann

Tammy S. Swann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James C. Swann and Tammy S. Swann** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 25, 2019

My commission expires 7/3/22

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY