Karen Johnson Davidson County
Batch# 311256 DEEDWARR
11/05/2019 11:59:12 AM 2 pgs
Fees: $13.00 Taxes: $373.70
20191105-0114250

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
TERRY R. SWANN MISTY S. SWANN 2432 Ridgeland Drive Nashville, Tennessee 37214	Same	007-00-0-167.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE C. TRIVETT, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **TERRY R. SWANN and MISTY S. SWANN, Husband and Wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land located and situated in the 10th Civil District of Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Commencing at an iron pin of East side (or in middle of) Baker Station Road; thence N 3 deg. 00 min. E. 300.0 feet to a point; thence N 4 deg. 12 min. W, 212.3 feet to a point: thence N 89 deg. 02 min. E, 93.2 feet to a point; thence N 20 deg. 00 min. E, 157.0 feet to an iron pin; thence N 75 deg. 00 min. E, 392.0 feet to an iron pin; thence S 87 deg. 00 min. E, 140.0 feet to an iron pin; thence S 3 deg. 00 min. W, 788.36 feet to an iron pin; thence N 87 deg. 00 min. W, 625.0 feet to an iron pin which is the beginning in containing 10.01 acres more or less according to a survey by Clay V. Absher, R.L.S. in October, 1988.

Being the same property conveyed to DONALD A. TRIVETT, by deed from AEDC FEDERAL CREDIT UNION, of record in Book 9656, Page 203, dated April 5, 1995, said Register's Office. DONALD A. TRIVETT having since died testate on or about December 25, 2005. Pursuant to the Last Will and Testament of DONALD A. TRIVETT, in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division, Case No. 06P18, said property was devised to CATHERINE C. TRIVETT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$101,000.00**.
Subscribed and sworn to before me
this 1st day of November, 2019.
My Commission Expires: 2/25/2020

Affiant

Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES FEBRUARY 25, 2020

This is unimproved property located at 2360 Baker Station Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1st day of November, 2019.

CATHERINE C. TRIVETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CATHERINE C. TRIVETT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY