Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December 2019.

Notary Public
My commission expires: _____

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 328823 DEEDWARR
12/12/2019 03:08:01 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20191212-0128408

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Swift And Zachary Swift 504 Southcrest Dr Nashville, TN 37211	New owners	147-15-0-133.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Impact Property Solutions, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jessica Swift and Zachary Swift, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the plan of Whispering Hills, Section 1, of record in Plat Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 139 feet on the northwesterly margin of Southcrest Drive and extends back 258.8 feet on the southwesterly line and 278 feet on the northeasterly line to a dead line in the rear, which is a broken line, measuring 192 feet thereon.

Being the same property conveyed to Impact Property Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Linda G. Shepherd representative of the Estate of Betty Lou Shepherd and Patricia Dianne Shepherd dated May 24, 2019 of record as Instrument No. 20190607-0054652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in Davidson County, Tennessee.

This property is improved property known as 504 Southcrest Dr, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VR5619-504

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 hand this the 11th day of December, 2019.

Impact Property Solutions, LLC

By: Dallon Hudson
Its: Member

By: Taylor Bolton
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dallon Hudson and Taylor Bolton, Members of Impact Property Solutions, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Members**.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of December, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2019116453