THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 334061 DEEDWARR
12/23/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,780.26
20191223-0132572

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Andrew Wanner Swinson and Lisa Mees Swinson 1314 Greenwood Avenue Nashville, TN 37206	Redfin Mortgage, LLC 2611 Internet Boulevard, Suite 201 Frisco TX 75034	083-01-0-318

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lauren A. Shelburne and Ivan Shelburne, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Wanner Swinson and Lisa Mees Swinson, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Grissim and Blackmans Subdivision of Lots No. 2 — 3 and 4 in Greenway Subdivision, of record in Plat Book 974, Page 12, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren A. Shelburne and Ivan Shelburne, wife and husband, by Warranty Deed from Heather James and husband, Stephen B. James, of record on March 13, 2014, at Instrument No. 20140313-0021209, Davidson County Register of Deeds.

This property is commonly known as 1314 Greenwood Avenue, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17th **day of December, 2019:**

Ivan Shelburne

Lauren A. Shelburne

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ivan Shelburne** and **Lauren A. Shelburne,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2019:

Sharon K Campbell
Notary Public

My Commission Expires: June 24, 2023

SHARON K CAMPBELL
Notary Public
State of Washington
Commission # 208216
My Comm. Expires Jun 24, 2023

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$481,150.00**:

Amanda Miller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF December, 2019:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

