WARRANTY DEED

Karen Johnson Davidson County
Batch# 366329 DEEDWARR
03/04/2020 08:35:29 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20200304-0023570

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 14391

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trevisa Swanson	Cardinal Financial Company, Limited Partnership	08007010500
(NAME)	(NAME)	
3332 Hospital Lane	3701 Arco Corporate Drive Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Harry W Hubbell III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trevisa Swanson, unmarried,** 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:

A certain tract or parcel of land in Davids County, State of Tennessee, described as follows:

Land in Davidson County, tennessee, being Lot 439, Section 9, on the Plan of Bordeaux Hills Subdivison as of record in Plat Book 4175, page 116 , Register's office for said county, to which plan reference is here made for description.

Being the same property conveyed to Harry W. Hubbell, III, by deed of record in Instrument NO. 20030915-0135246, Register's Office for Davidson County, Tennessee.

This conveyance Is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3332 Hospital Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 my/our hands this 28th day of February, 2020.

Harry W Hubbell III

State of Tennessee
County of Davidson

Personally appeared before me Harry W Hubbell III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2020.

Notary Public
My Commission Expires: 6/11/2023

File No.: 14391

