Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0473

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2020

Notary Public

Commission Expires: _____

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires July 13, 2020

Karen Johnson Davidson County
Batch# 371919 DEEDWARR
03/13/2020 09:16:47 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200313-0028143

Address of New Owner	Send Tax Bills To:	Map & Parcel
Riley Brewer and Mariah Ferber 2459 Baker Road Goodlettsville, TN 37072	Cardinal Financial 3201 Beechcroft Dr, Ste 200 Charlotte, NC 28273	006-00-0-036.03

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jacob Lee Swayze, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riley Brewer and Mariah Ferber, tenants in common with rights of survivorship

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 tract of land situated about 5-1/2 miles north of Goodlettsville, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:

Beginning at the southwest corner in the center of Bakers Station Road, said point being westerly with the center of road 1901 feet from a walnut tree in the east boundary line of the Myers tract at the south edge of road; thence North 53-3/4 degrees East with Myers and just south of a drain 460 feet to twin cherries in the right of way line of the L & N R.R.; thence North 28 degrees West, with the R.R. 200 feet to a stake; thence South 49 degrees West, with Myers 583 feet to the center of Bakers Station Road; thence South 69-/2 degrees East 176.5 feet with road to the beginning.

Being the same property conveyed to Erin E. Mercer-Swayze and Jacob Lee Swayze, wife and husband, by Warranty Deed from Amanda Dean, Successor Trustee for The Lovell Baker Trust, of record in Instrument No. 20150820-0084011, Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 20, 2015.

Being the same property conveyed to Jacob Lee Swayze by Quitclaim Deed from Erin E. Mercer-Swayze, of record in Instrument No. 20190620-059678, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2459 Baker Road, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of March, 2020.

Jacob Lee Swayze

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Lee Swayze** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2020.

Notary Public
My Commission Expires: 12-11-2020

(Notary Seal)

