Karen Johnson Davidson County
Batch# 388531 DEEDWARR
04/20/2020 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $0.18
20200420-0041132

GENERAL WARRANTY DEED

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50.00.

Affiant

Subscribed and sworn to me on March 27, 2020.

NOTARY PUBLIC

My commission expires: March 7, 2023

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Kristopher A. Swayze Anna K. Schultheis Swayze Carl H. Schultheis, Jr. 214 Old Hickory Boulevard, #180 Nashville, TN 37221	NEW OWNERS	142040A18000CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kristopher A. Swayze and wife, Anna K. Schultheis Swayze,, collectively referred to as the **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto Carl H. Schultheis, Jr., a single man, Kristopher A. Swayze and wife, Anna K. Schultheis Swayze, collectively referred to as the **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 180, on the plan of Belle Forest Condominium Apartments, as shown on plat of record in Plan Book 5200, Page 167, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 5438, Page 699, amended in Book 6082, Page 866, amended in Instrument 200203210034877, amended in Instrument 200908190078072, and amended in Instrument 201201250006973, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kristopher A. Swayze and wife, Anna K. Schultheis Swayze, by Warranty Deed dated April 4, 2012 from Brittanie A. Magaw, a single woman, of record in Instrument 201409120083532, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance, the GRANTEES herein expressly assume and agree to pay the balance owing on that certain promissory note dated September 4, 2014 secured by and fully described in the Deed of Trust Records of Davidson County, State of Tennessee.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 herein set out; and GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

[Signature Pages to Follow]

WITNESS my hand on March 27, 2020.

Kristopher A. Swayze

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

On March 27, 2020, before me personally appeared Kristopher A. Swayze, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Katlyn N Peavy
NOTARY PUBLIC
Macon County, NC
My Commission Expires Sept. 29, 2024

NOTARY PUBLIC

My Commission Expires: 09/29/2024

WITNESS my hand on March 27, 2020.

Anna K. Schultheis Swayze

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

On March 27, 2020, before me personally appeared Anna K. Schultheis Swayze, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Katlyn N Peavy
NOTARY PUBLIC
Macon County, NC
My Commission Expires Sept. 29, 2024

NOTARY PUBLIC

My Commission Expires: 09/29/2024

CERTIFICATE OF AUTHENTICITY

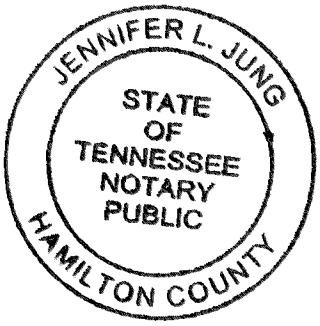
I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeremy H. Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Jeremy H. Cherry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022