This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7088
RUDY# V-VREES-20-1109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 396658 DEEDWARR
05/06/2020 02:31:35 PM 2 pgs
Fees: $13.00 Taxes: $1,735.30
20200506-0047317

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dustin Colt Turner and Damian Gatta 1109 McAlpine Avenue Nashville, TN 37216	First Community Bank, Inc. 262 Robert Rose Drive #200 Murfreesboro, TN 37129	061-11-0A-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Edward Swenson and Joyce Swenson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dustin Colt Turner and Damian Gatta, spouses married to each other**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1107 McAlpine Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1107 McAlpine Commons, a Horizontal Property Regime, of record in Instrument No. 20160513-0048169, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Edward Swenson and Joyce Swenson by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in Instrument No. 20191101-0112723, in the Register's Office of Davidson County, Tennessee, dated November 1, 2019 and recorded November 1, 2019.

Being the same property conveyed to Edward Swenson and Joyce Swenson, husband and wife, by Warranty Deed from Thomas A. Graves and Carolyn P. Graves, Husband and Wife, of record in Instrument No. 20170828-0088003, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017 and recorded August 28, 2017.

This is improved or property located at: **1109 McAlpine Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2020

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GRANTOR:

Edward Swenson

Joyce Swenson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward Swenson and Joyce Swenson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22