Karen Johnson Davidson County
Batch# 400340 DEEDWARR
05/14/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $863.33
20200514-0050332

WARRANTY DEED

LANDGROUP-H20197

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,333.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF May, 2020.

(Affix Seal) Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
L.A.N.D. Group, LLC, a Tennessee limited liability company	SAME	091.10-0-276.01
277 Mallory Station Rd, Ste 102		
Franklin, TN 37067		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Harold Michael Swann, James D. Swann and Randy Boyles, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto L.A.N.D. Group, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being a portion of Black No. 12 on the - plan of West View Heights Subdivision of Lots Nos. 6 and 12 in the Subdivision of The E. F. Cockrill Farm, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, and described according to an April 16, 1981 survey by John B. Kohl, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point in the northerly margin of Lozier Street. westerly 65 feet from the intersection of the northerly margin of Lozier Street with margin of Midland Avenue, said point also being at the southwesterly corner of the property conveyed to Carey E. Nash, of record in Book 1945, Page 9, said Register's Office; thence with the northerly margin of Lozier Street, in a westwardly direction, 85 feet to the southeasterly corner of the property conveyed to Mary Jane Hamilton, of record in Book 5317, Page 81, said Register's Office; thence, leaving the northerly margin of Lozier Street with Hamilton's easterly line, northwardly 140 feet, more or less, to a point in the southerly margin of a 15 foot alley, Hamilton's northeasterly corner; thence with said southerly margin, eastwardly 85 feet to Nash's northwesterly corner: thence with Nash's westerly line, southwardly 130 feet, more or less, to the point of beginning.

INCLUDED BUT EXCLUDED property sold to The State of Tennessee from Barbara Faye Swann of record in Instrument No. 20010806-0083450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Faye Swann, unmarried by Deed of record in Book 10811, page 810, recorded 02/26/1998, Register's Office of Davidson County, Tennessee.

Barbara Faye Swann having since died leaving said property to siblings, Harold Michael Swann, James D. Swann and Randy Boyles.

Affidavit of Heirship recorded in 202005140050328 on 05/14/20, Register's office for Davidson County, Tennessee.

Affidavit of Heirship recorded in 202005140050329 on 05/14/20, Register's office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5602 Lozier Street, Nashville, Tennessee 37209 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 8th day of May, 2020 :

Harold Michael Swann
Harold Michael Swann

James D. Swann by Harold Michael Swann
James D. Swann by Harold Michael Swann, POA

Randy Boyles by Harold Michael Swann
Randy Boyles by Harold Michael Swann, POA

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named Harold Michael Swann, the bargainor(s), 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 Sumner County, Tennessee, this 8th day of May, 2020.

Notary Public

My Commission Expires: 6-19-2023

STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Harold Michael Swann, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James D. Swann, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said James D. Swann for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 8 day of May 2020.

My Commission Expires: 6-19-2023

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Harold Michael Swann, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Randy Boyles, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Randy Boyles for the purposes therein described.

Witness my hand and official seal at Sum County, TN this 8 day of May, 2020.

My Commission Expires:

Notary Public

RHONDA N. HANNA
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2023

Power of Attorney for James D. Swann, filed for record as Instrument No. _202005140050330_____, Register's Office for Davidson County, Tennessee.

Power of Attoreny for Randy Boyles, filed for Record as INstrument No. __202005140050331_____, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Robert L. Scruggs, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1·3·2022