THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 797,650.00. Clifford B Malone Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY May, 2020. Notary Public MY COMMISSION EXPIRES: 1-8-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 403820 DEEDWARR
05/20/2020 12:47:42 PM 2 pgs
Fees: $13.00 Taxes: $2,951.30

20200520-0052456

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne B. Malone	New Owner	MAP 116-08-0G
164 Charleston Park		PARCEL 164.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **164 Charleston Park , LLC, a Florida Limited Liability Co**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne B. Malone, married**

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:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of (Revised) Sugartree of record in Plat Book 5050, Page 67 through 71, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark G. Swanson and Gilda M. Swanson, husband and wife by Warranty deed from Jennifer Novak, as Trustee of the GRSW F.R.S Real Estate Trust, dated 1/1/2006 of record in Instrument No. 20080909-0092081 Register's Office for Davidson County, Tennessee, dated September 08, 2008 and recorded on September 09, 2008.

Being the same property conveyed to 164 Charleston Park LLC, a Florida Limited Liability Company by Quit Claim deed from Mark G. Swanson and Gilda M. Swanson, husband and wife of record in Instrument No. 20121026-0098361 Register's Office for Davidson County, Tennessee, dated October 04, 2012 and recorded on October 26, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **164 Charleston Park, Nashville, TN 37205.**

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 hand this the 18 day of May, 2020.

164 Charleston Park , LLC, a Florida Limited Liability Co

BY: Mark G. Swanson

ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Mark G Swanson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member and Manager of the maker, **164 Charleston Park , LLC, a Florida Limited Liability Co**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18 day of May, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE