Prepared By:
Brittany M. Bartkowiak, Esq.
ROBERTSON LAW GROUP
1896 General George Patton Drive #600
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 409646 **DEEDQC**
06/03/2020 10:49:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200603-0056907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.

Affiant: Roger T. Swanson

Subscribed and sworn to before me, this 1st day of June 2020.

Notary Public

My Commission Expires: 11-8-2021

MERRIAM R. OSBURN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Name: Roger T. Swanson, Sr. Address.2442 Durham Manor Dr. Franklin, TN 37064	**New Owner**	Map -Parcel Numbers 161-090A 116.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard L. Dunlap, IV** , (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to, **Roger T. Swanson, Sr.**, (hereinafter referred to as the "Grantee") his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. F-6 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27. Section 101, et. Seq., of record as Instrument No. 20080117-0005582; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.

Being the same property conveyed to Richard L. Dunlap, IV and Roger T. Swanson, Sr. by Warranty Deed from Brady K. Rittman and Kayce T. Rittman, husband and wife, recorded on October 27, 2015 as Instrument No. 20151027-0109109.

This Conveyance is subject to All matters appearing on the plan of record in Instrument No. 20080117-0005582, as amended Instrument No. 20080808-0081965, corrected as Instrument No. 20110520-0038914, said Register's Office; Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 7520, Page 908, said Register's Office; Stormwater Detention Agreement recorded at Instrument Nos. 20061027-0133549 and 20071121-0136366, said Register's Office; Application to Combine parcels recorded at Instrument No. 20071128-0137905, said Register's Office; Agreement regarding sewage soil absorption system recorded in Book 7230, Pages 136 and 137, said Register's Office; Matter shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. RLS #1756, last revised March 1, 2004, including easements described therein; and Easement for Driveway disclosed in Book 7233, Page 438 and Book 7416, Page 47, said Register's Office.

This is improved property known as 4847 Bevendean Drive Unit 6, Nashville, TN 37211.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular 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 _1st_ day of __June____, 2020.

Richard Dunlap
Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Dunlap, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of June, 2019. 2020

Merriam R. Osburn
Notary Public

My Commission Expires: 1-8-2021

MERRIAM R. OSBURN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON