Karen Johnson Davidson County
Batch# 417409 DEEDWARR
06/17/2020 11:38:13 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20200617-0063065

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burkett Homes, Inc. P.O. Box 2282 Hendersonville, TN 37077	Burkett Homes, Inc. P.O. Box 2282 Hendersonville, TN 37077	072140-357.00

THIS INDENTURE, made this 16th day of June, 2020 between

The Estate of Martha Carol Swafford

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Burkett Homes, Inc.

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. S of Block "C" of Belle Forrest No. 2, as of record in Book 843, Page 94, Register's Office for said County; said Lot No. 5 fronts 50 feet on the westerly side of Scott A venue and runs back between parallel lines 150 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Martha Carol Swafford by Trustee's Quitclaim Deed dated 5/8/2019 from Martha Carol Swafford, Trustee of the Charles E. Evans Living Trust for Martha Carol Swafford and Her Appointees or Issue, dated December 1, 2016 of record in Instrument No. 20190515-0045881, and by Executrix's Quitclaim Deed dated 5/8/2019 of record in Instrument No. 20190515-0045664 and further conveyed to Charles E. Evans by Quitclaim Deed dated 10/16/2014 of record in Instrument No. 20141023-0097799. Charles E. Evans now being deceased, having died 5/21/2018. Martha Carol Swafford now being deceased having since died 11/19/19.

This is (X) improved ( ) unimproved property known as: 1906 Scott Ave., Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Estate of Martha Carol Swafford

By: _____
Kimberly Jo Swafford-Smith, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executix of the Estate of Martha Carol Swafford and is authorized by the estate, to execute this instrument on behalf of the estate.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of June, 2020.

_____
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $250,000.00.

_____
Affiant

Sworn to and subscribed before me, this 16th day of June, 2020.

_____
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY