Karen Johnson Davidson County
Batch# 448932 DEEDWARR
08/03/2020 11:39:57 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20200803-0085259

WARRANTY DEED

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Swanson, Jr.	New Owner	
(NAME)	(NAME)	
3028 Buenaview Blvd.		05905001900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, WE, **Ramona Denise Young, Executrix of the Estate of Pauline Nelson Young, Gloria Yvonne Allen, Ramona Denise Young, Ramona Denise Young, Trustee of The Danny Lamarr Young Trust, and Melanie Lavonne Lake** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney Swanson, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 110 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, Page 257, in the Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Buenaview Boulevard at the corner of Lots Nos. 110 and 111; thence westwardly with said margin of said Boulevard 105 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence northwestwardly around said curve 38.56 feet to a point in the easterly margin of Trumpet Circle; thence northwardly with said margin of Trumpet Circle 86.13 feet to the corner of Lots 109 and 110; thence eastwardly with the line between said Lot Nos. 109 and 110, 141.5 feet to a point which is the common corner of Lot Nos. 109 and 110 and 111, 122.6 feet to the point of beginning.

Being the same property conveyed to William A. Young and Pauline N. Young by virtue of that certain Warranty Deed dated March 19, 1970, and being of record at Book 4409, Page 76 in the Register's Office of Davidson County, Tennessee. William A. Young having pre-deceased Pauline N. Young leaving her as the remaining tenant by the entirety. Pauline N. Young having died on/or about November 10, 2015, her will being probated at Docket No. 16P-216 in the Probate Court of Davidson County, Tennessee. Her heirs at law being Ramona Denise Young, Gloria Yvonne Allen, Melanie Lavonne Lake and Ramona Denise Young, Trustee of the Danny Lamarr Young Trust

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3842, Page 257. Deed Restrictions recorded at Book 4322, Page 216 and Book 4435, Page 90 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3028 Buenaview Blvd Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of July, 2020.

Ramona Denise Young, Executrix
Ramona Denise Young, Executrix of The Estate of Pauline Nelson Young

Gloria Yvonne Allen
Gloria Yvonne Allen

Melanie Lavonne Lake
Melanie Lavonne Lake

Ramona Denise Young
Ramona Denise Young

Ramona Denise Young, Trustee
Ramona Denise Young, Trustee of The Danny Lamarr Young Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ramona Denise Young, Executrix, Gloria Yvonne Allen, Melanie Lavonne Lake,), Ramona Denise Young (Individually and Ramona Denise Young Trustee of the Danny Lamarr Young Trust** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2020.

Cari Allen
Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021