35603

WARRANTY DEED

Karen Johnson Davidson County
Batch# 464693 DEEDWARR
08/26/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200826-0096785

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1918LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Worrick Gale Robinson, V		
119 White Bridge Pike	119 White Bridge Pike	103 10 0 123.00
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN 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,

JOE T. SWAFFORD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WORRICK GALE ROBINSON, V, A SINGLE MAN

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. 6 on the Plan of Section One of Brookside Courts, Addition No. 4, as of record in Plat Book 1835, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Said Lot No. 6 fronts 80 feet on the Westerly side of White Bridge Road and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Joe T. Swafford and wife, Christine P. Swafford,* by Quitclaim Deed from James W. Swafford and wife, Gwendolyn Swafford, of record in Instrument No. 20040927-0116288, in the Register's Office of Davidson County, Tennessee, dated September 16, 2004 and recorded on September 27, 2004.

Being the same property conveyed to Joe T. Swafford and wife, Christine P. Swafford, by Quitclaim Deed from John Hinson, of record in Book 8328, Page 314, in the Register's Office of Davidson County, Tennessee, dated April 02, 1991 and recorded on April 11, 1991.

Being the same property conveyed to John Hinson, by Quitclaim Deed from Isham B. Bradley, Trustee, of record in Book 8088, Page 479, in the Register's Office of Davidson County, Tennessee, dated April 05, 1990 and recorded on April 16, 1990.

Being the same property conveyed to Isham B. Bradley, Trustee, by Quitclaim Deed from Joe T. Swafford, of record in Book 8088, Page 479, in the Register's Office of Davidson County, Tennessee, dated April 05, 1990 and recorded on April 16, 1990.

Being the same property conveyed to Joe T. Swafford, by Quitclaim Deed from Christine P. Swafford, of record in Book 7845, Page 93, in the Register's Office of Davidson County, Tennessee, dated May 19, 1989 and recorded on May 19, 1989.

Being the same property conveyed to Joe T. Swafford and wife Christine P. Swafford 1/2 interest with right of survivorship as between them, and James W. Swafford and wife Gwendolyn Swafford 1/2 interest with right of survivorship as between them, by Quitclaim Deed from Joe T. Swafford and wife Christine P. Swafford, of record in Book 5296, Page 608, in the Register's Office of Davidson County, Tennessee, dated May 02, 1978 and recorded on June 09, 1978.

Being the same property conveyed to Joe T. Swafford and wife, Christine P. Swafford, by Warranty Deed from Joanne Pembleton and Minnie L. Bowden, joint tenants with right of survivorship, of record in Book 5270, Page 242, in the Register's Office of Davidson County, Tennessee, dated April 6, 1978 and recorded on April 6, 1978.

* Christine P. Swafford, having since passed away on October 14th, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One of Brookside Courts, Addition No. 4, as recorded in Plat Book 1835, Page(s) 81.

This is improved property known as 119 White Bridge Pike, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 21st day of August, 2020.

Joe T. Swafford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOE T. SWAFFORD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 21st day of August, 2020.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

