Karen Johnson Davidson County
Batch# 467441 DEEDWARR
09/01/2020 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20200901-0098996

#35109

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35109-10-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Travis B. Swearingen Affiant Subscribed and sworn to before me this 27th day of August, 2020. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2021

WARRANTY DEED

Address New Owner: Travis B. Swearingen Aftin M. Swearingen 955 Van Leer Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner 955 Van Leer Drive Nashville, TN 37220	**Tax Information:** Map and Parcel No.: 132 13 0 058 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenny B. Myers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis B. Swearingen and Aftin M. Swearingen, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 955 Van Leer Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of August, 2020.

Jenny B. Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenny B. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2020.

Notary Public

My Commission Expires:

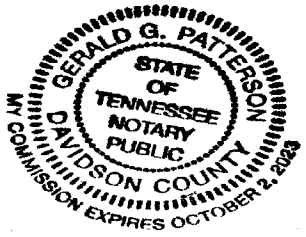


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 67, which is a corner lot, fronts 193.11 feet on the easterly margin of Van Leer Drive and fronts 195 feet on the northerly margin of Robertson Academy Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 220.04 feet on the northerly line and 222.34 feet on the easterly line to a point of intersection.

Being the same property conveyed to C. Raymond Myers, Jr. and wife, Jenny B. Myers by deed dated July 25, 1989 from Alvin F. Lowe and wife, Irene P. Lowe of record in Book 7897, Page 478, Register's Office for Davidson County, Tennessee. C. Raymond Myers, Jr. having since died on August 14, 2020 leaving Jenny B. Myers surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 132 13 0 058 00.
2. Restrictive Covenants contained in an instrument of record in Book 1788, page 186 and Book 1809, page 539, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

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:

