WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May, 2022

R-VRES-20-4505-43E

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Kennedy, III	SAME	
(NAME)	(NAME)	**116-03-0A-046.00**
4505 Harding Pike, #43 E		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN SWARTZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT A. KENNEDY, III, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 43E, Royal Oaks Tower, as shown in Master Deed of record in Book 4710, Page 901 and as amended in Book 4798, Page 813, Register's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Swartz, unmarried by Warranty deed from Lisa B. Mason (formerly known as Lisa A. Bethshears) and husband, Michael J. Mason, joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Lisa B. Mason of record in Instrument No. 20090909-0084427 Register's Office for Davidson County, Tennessee, dated September 04, 2009 and recorded on September 09, 2009.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee.
- Boundary Plat for Royal Oaks of record in Book 4300, Page 201, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Royal Oaks Tower Condominium Apartments of record in Book 4710, Page 901, amended in Book 4798, page 813 and Instrument 20070124-0009971, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4710, Page 915, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4710, Page 901, Book 4727, page 804 corrected in Book 4733, page 373, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Easement contained in the Deed of record in Book 4668, Page 986 and Book 4907, Page 43, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4505 Harding Pike, #43 E, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 he rs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the awful 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.

Karen Johnson Davidson County
Batch# 484489 **DEEDWARR**
09/28/2020 11:01:04 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200928-0111151

Warranty Deed

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

Susan Swartz

Jaime Marconette

Jaime Marconette, spouse of Susan Swartz, hereby joins in this conveyance and does transfer and convey any and all marital interest Jaime Marconette may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME MARCONETTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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