Karen Johnson Davidson County
Batch# 507434 DEEDWARR
11/02/2020 01:32:30 PM 2 pgs
Fees: $13.00 Taxes: $129.50
20201102-0127901

	STATE OF TENNESSEE **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$35,000.00** **Affiant** Subscribed and sworn to before me, this **29th** day of **October, 2020.** **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leslie Shane Binnion	**Leslie Shane Binnion**	**03308010600**
1009 Stafford Court	**New Owner**	
Hendersonville, TN 37075		

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 ACKNOWLEDGE, WE,

Stephanie L. Swafford, Heir-At-Law of the Estate of Edward Allen Swafford

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

Leslie Shane Binnion

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. 350 on the Plan of Gatewood, Section II, of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee.

Said Lot No. 350 fronts 77.1 feet on the westerly side of Hardaway Drive and runs back 202.3 feet on the northerly line and 205.7 feet on the southerly line, to a dead line in the rear on which it measures 73.97 feet.

Being the same property conveyed to Edward Allen Swafford from Stephanie Lynn Swafford by Quitclaim Deed dated 8/10/2019, and recorded in Instrument No. 20190912-0092506, said Register's Office. The said Edward Allen Swafford having since passed away on January 18, 2020, leaving Stephanie L. Swafford, as sole heir at law per Affidavit of Heirship of record in Instrument Nos. _____ * _____ and _____ * _____, said Register's Office. The said Stephanie Lynn Swafford is also known as Stephanie L. Swafford.

* 202011020127899 * 202011020127900

HE2020-0099

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (____) unimproved (__X__) property known as **145 Hardaway Drive, Goodlettsville, TN 37072**.

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 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/our hand(s) this **29th** day of **October, 2020**.

Stephanie L. Swafford

Stephanie L. Swafford

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Stephanie L. Swafford,** the within named Grantor(s), 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, at office, this **29th** day of **October, 2020.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

True Copy Certification

I, **Jennifer McEwen**, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally, appeared before me, **Brenda Norton**, a notary public for this county and state, **Jennifer McEwen**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature
My Commission Expires: 8/22/2022

HE2020-0099