This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203908 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$830,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Amanda Bivner Affiant Sworn to and subscribed before me this 20th day of November, 2020. Notary Public My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 523502 **DEEDWARR**
12/02/2020 02:49:26 PM 2 pgs
Fees: $13.00 Taxes: $3,071.00

20201202-0140119

WARRANTY DEED

THIS INDENTURE, made this 20th day of November, 2020, among:

WALTER ALLEN TOWNSEND, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

THOMAS SWANSON AND KATHERINE SWANSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter Allen Townsend, unmarried by Warranty deed from Evelyn A. Keller, unmarried of record in Book 11646, page 471, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 02, 1999.

Being the same property conveyed to Walter Allen Townsend, unmarried, and Debora Campbell Shiflett, unmarried, as Joint Tenants with Right of Survivorship by Quitclaim deed from Walter Allen Townsend, unmarried of record in Instrument No. 20170725-0074866 Register's Office for Davidson County, Tennessee, dated July 24, 2017 and recorded on July 25, 2017.

Being the same property conveyed to Walter Allen Townsend, unmarried by Quitclaim deed from Debora Campbell Shiflett, unmarried of record in Instrument No. 20180703-0064434 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on July 03, 2018.

Being also known as 730 Starlit Road, Nashville, Tennessee 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Walter Allen Townsend

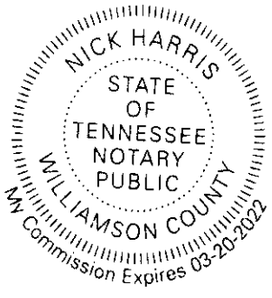
Walter Allen Townsend

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Walter Allen Townsend, the within named bargainor(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 and official seal this 20th day of November, 2020.

Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: Thomas Swanson
Address: 730 Starlit Road
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Thomas Swanson
Address: 730 Starlit Rd.
City, State, Zip: Nashville, TN 37205

Tax ID: 102-15-0-035.00