Karen Johnson Davidson County
Batch# 526679 DEEDWARR
12/08/2020 12:43:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201208-0142605

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel # 103-16-0B-064.00-CO

WARRANTY DEED

Owner & Property Address:
JEFFERY W. SWINK and ESTHER C. SWINK
Trustees, SWINK REVOCABLE
LIVING TRUST
4215 Harding Pike, Unit 605
Nashville TN 37205

Mail Tax Statement to:
Mr. & Mrs. Jeffery W. Swink
4215 Harding Pike, # 605
Nashville TN 37205

The GRANTORS, JEFFERY SWINK and wife, ESTHER SWINK, do hereby bargain, sell, convey, and confirm all of grantors' right, title, and interest in and to the below-described property to:

JEFFERY W. SWINK and ESTHER C. SWINK, Trustees of the SWINK REVOCABLE LIVING TRUST, dated May 4, 2012.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 605 of Windsor Tower Condominium Apartments, horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71 and in the master Deed of record in Book 5313, page 338 and amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 20190308-0021462, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; and all applicable governmental and zoning regulations.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 28th day of October, 2020, by the undersigned.

JEFFERY SWINK

ESTHER SWINK

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared, JEFFERY SWINK and ESTHER SWINK, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed. in compliance with Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020.

WITNESS my hand and Notarial Seal at office this 28th day of October, 2020.

NOTARY PUBLIC

My Commission Expires:

MELISSA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 3-16-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).