Karen Johnson Davidson County
Batch# 538648 DEEDWARR
12/21/2020 09:38:19 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20201221-0150829

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**.

Affiant

Subscribed and sworn to before me, this the 11 day of December, 2020.

Notary Public

My commission expires: 1-P-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Glen Swann & Gill Robert Geldreich	Owner	**Map 104-10-0 Parcel 087.00**
305 Fairfax Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amanda Jane Alvis, unmarried

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

Robert Glen Swann and Gill Robert Geldreich as tenants-in-common with rights of survivorship

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. 47 on the Plan of Bransford Realty Co's West End Heights Subdivision, of record in Plat Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Amanda Jane Alvis and Robert M. Bernstein by Deed dated June 2, 1994, from Gregory W. Pulliam and Mary L. Mercer of record in Book 9383 Page 19 and further conveyed to Amanda Jane Alvis by Quitclaim Deed dated March 25, 1999, from Robert M. Bernstein of record in Book 11414 Page 179, Register's office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Pages 124 and 125, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **305 Fairfax Avenue, Nashville, TN 37212**

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 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 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 18 day of **December, 2020.**

Amanda Jane Alvis

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, a Notary Public of said County and State, **Amanda Jane Alvis,** the within named seller, 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 and official seal at Nashville, Tennessee, this 18 day of **December, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON