WARRANTY DEED

Karen Johnson Davidson County
Batch# 544495 DEEDWARR
01/04/2021 11:38:01 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20210104-0000473

DM-CMG-20-256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Swinehart and Siara Sparkman	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**119-14-0-103.00**
256 Morton Ave	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Ramon, CA 94583**	
(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, **THE DAVID AND JANET SWINEHART TRUST DATED OCTOBER 02, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN SWINEHART AND SIARA SPARKMAN, HUSBAND AND WIFE,** 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 Lot No. 5 of Block A on the Plan of Woodbine Courts, Part 1 of record in Plat Book 1130, Page 39, 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 The David and Janet Swinehart Trust dated October 02, 2009 by Warranty deed from Thomas L. Baldassarre and wife, Brenda Olsen of record in Instrument No. 20100519-0038759 Register's Office for Davidson County, Tennessee, dated May 11, 2010 and recorded on May 19, 2010.

Being also known as 256 Morton Ave Nashville, Tennessee 37211.

This conveyance is subject to:
• Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form
.• Rights or claims of parties in possession not shown by the public records
.• Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records
.• Taxes or special assessments which are not shown as existing liens by the public records
.• Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land
.• Taxes for 2021 and subsequent years, a lien not yet due and payable.
• Easements or claims of easements not shown by the Public Records
.• If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment
.• Taxes for the year 2020, a lien due and payable, but not delinquent
.• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **256 Morton Ave, Nashville, Tennessee 37211**.

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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 29th DAY OF DECEMBER, 2020.

The David and Janet Swinehart Trust dated October 02, 2009

BY: _____
David Swinehart
Trustee

BY: _____
Janet Swinehart
Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Campbell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SWINEHART, TRUSTEE of THE DAVID AND JANET SWINEHART TRUST DATED OCTOBER 02, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of December, 2020.

_____
Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Campbell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET SWINEHART, TRUSTEE of THE DAVID AND JANET SWINEHART TRUST DATED OCTOBER 02, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of December, 2020.

_____
Notary Public
My Commission Expires: 7/26/2023
(SEAL)

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212