Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3059

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2021

Notary Public

Commission Expires: 12/1-23

WILLIAMSON COUNTY
CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 639290 DEEDWARR
05/19/2021 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20210519-0067638

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Sweat and Wendy L. Swaby 2085 Nashboro Boulevard #2085 Nashville, TN 37217	Wildcat Lending Fund Two, LP 4800 Dexter Drive Plano, TX 75093	135-12-0A-042.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Dawn Michelle Brady, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman

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:

A certain Condominium apartment in Davidson County, TN, being Unit No. 2085 and Garage 2085-G on the Plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Registers Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dawn Michelle Brady, a married woman by Warranty Deed from Brian S. Salters, a single person of record in Instrument No. 20141021-0097043 Register's Office for Davidson County, Tennessee, dated October 16, 2014 and recorded on October 21, 2014.

Brian Eugene Matheny, hereby joins in on the conveyance of this document to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2085 Nashboro Boulevard #2085, Nashville, TN 37217

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 so 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 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.

Dated this the 30th day of April, 2021.

Dawn Michelle Brady

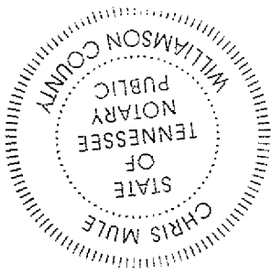
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dawn Michelle Brady** 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 Brentwood, Tennessee this 30th day of April, 2021.

Notary Public
My Commission Expires: 12-11-23

(Notary Seal)



Dated this the 30th day of April, 2021.

Brian Eugene Matheny

Brian Eugene Matheny

STATE OF OHIO
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Eugene Matheny** 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 Beavercreek Ohio this 30th day of April, 2021.

NOTARIAL SEAL
STATE OF OHIO

AMANDA WILLIAMS
Notary Public, State of Ohio
My Commission Expires:
December 23, 2025

Amanda Williams
Notary Public
My Commission Expires: 12/23/2025

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021