Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS 98 KW 21 4165

Karen Johnson Davidson County
Batch# 663711 DEEDWARR
06/24/2021 10:13:58 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210624-0085566

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3504

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June, 2021

Notary Public

Commission Expires: 9/6/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Swaw 4155 Libble Road Nashville, TN 37218	New Owner	055-00-0-068.00

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,

James Robert Williams, Jr, a single man, Austin Mosley Williams, and James Emory Williams

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

Daniel Swaw, a married man

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:

N.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being at a point on the Northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 939 feet, more or less Northeast of the Northerly margin of State Highway No. 12, the same being the extreme Southeast corner of the L.L. Mayberry property; thence Northeasterly along Old Hydes Ferry Turnpike, now Libble Road, 681 feet to a point; thence Northwesterly 325' 1591 feet to a large red oak; thence Southwesterly 420 feet with the Southeasterly margin of the Langford property to a point, being the extreme Northeasterly corner of the L.L. Mayberry property, a large red oak; thence Southeasterly 2026 feet with the Northeasterly margin of the L.L. Mayberry property to the point of beginning, containing 25 acres, more or less.

Being the same property conveyed to James R. Williams, Austin M. Williams and James Emory Williams by Warranty deed from Samuel David Ruth and Ashley Ruth, husband and wife of record in Instrument No. 20150820-0084123 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 20, 2015.

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: 4155 Libble Road, Nashville, TN 37218

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 18th day of June, 2021.

James Robert Williams, Jr

Austin Mosley Williams by James R. Williams, Jr., his attorney in fact

James Emory Williams by James R. Williams, Jr., his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Robert Williams, Jr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of June, 2021.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **James Robert Williams, Jr,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Austin Mosley Williams and James Emory Williams** acknowledged that they executed the same as the free act and deed of the said **Austin Mosley Williams and James Emory Williams,** pursuant to the Specific Power of Attorney(s) recorded in Instrument No(s). 20210624-0085564 & 20210624-0085565, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of June, 2021.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)