Karen Johnson Davidson County
Batch# 671055 DEEDWARR
07/06/2021 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $4,569.50
20210706-0090567

36319

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36319-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,235,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Trever Chase Tummins, Ashley Marie Godsey 1301 Saxon Drive Nashville, TN 37215	**Send Tax Bills To:** Evansville Teachers FCU 4401 Theatre Dr. Evansville, IN 47715	**Tax Information:** Map and Parcel No.: 14507002000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Swift Ford and Christopher Bruce Swift, Co-Executors of the Estate of Margie U. Swift, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Trever Chase Tummins and Ashley Marie Godsey, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1301 Saxon Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of June, 2021.

Suzanne Swift Ford, Co Executor

Suzanne Swift Ford, Co-Executor of the
Estate of Margie U. Swift, deceased

Christopher Bruce Swift, co-executor

Christopher Bruce Swift, Co-Executor of the
Estate of Margie U. Swift, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Swift Ford and Christopher Bruce Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Executors of the Estate of Margie U. Swift, deceased, and as such executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hillmont Estates Section Two, as of record in Plat Book 3700, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of same property conveyed to C.B. Swift by Deed dated April 11, 1967 from Estes-Taylor Company, a Tennessee corporation, of record in Book 4137, page 751, Register's Office for Davidson County, Tennessee. C.B. Swift having since died on June 13, 2014 leaving a Last Will and Testament filed for Probate for the sole purpose of establishing muniment of title in Docket No. 16P920, Probate Court for Davidson County, Tennessee and Instrument No. 20170406-0033896, Register's Office for Davidson County, Tennessee. Pursuant to Order filed of record in Instrument No. 20170406-0033895, Register's Office for Davidson County, Tennessee, subject property is vested in Margie U. Swift. Margie U. Swift having since died on January 19, 2021 leaving a Last Will and Testament filed for Probate in Docket No. 21P445, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Margie U. Swift directed that the Co-Executors administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Suzanne Swift Ford and Christopher Bruce Swift.

TOGETHER WITH an easement for a private roadway, public utilities and drainage serving this lot and over and across Lots Nos. 28, 27, 26, and 25, as shown on the Plan of Hillmont Estates, Section Two of record in Plat Book 3700, page 130, Register's Office for Davidson County, Tennessee and designated thereon as "Drive Easement".

TOGETHER WITH the terms and conditions contained in the Declaration of Covenants and Conditions for The Hillmont Estates, Section Two Private Road of record in Instrument No. 20100624-0049533, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14507002000.
2. Restrictive Covenants contained in an instrument of record in Book 4145, page 8 and Book 4393, page 444, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, page 130, Register's Office for Davidson County, Tennessee.
4. Easement for private roadway, public utilities and drainage as shown on the Plan of record in Book 3700, page 130
5. Declaration of Covenants and Conditions for the Hillmont Estates, Section Two Private Road of record in Instrument No. 20100624-0049533, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 2, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

