Karen Johnson Davidson County
Batch# 698476 DEEDWARR
08/16/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210816-0110544

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00 Affiant Subscribed and sworn to before me, this the 12th day of August, 2021. Notary Public My commission expires: 05-05-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Binder	U.S. Bank National Association	081-07-1M-002.00-CO
2002 Owen Street	4801 Frederica Street	
Nashville, TN 37208	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTONIO SWINGER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC BINDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: EB

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1008 Clay Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1008 Clay Street, of record in Instrument No. 20200415-0039636, 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 a portion of the same property conveyed to Antonio Swinger, single by Warranty deed from Linda Fay Jones, single and Linda Fay Jones of record in Instrument No. 20110713-0053467 Register's Office for Davidson County, Tennessee, dated July 11, 2011 and recorded on July 13, 2011.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2002 Owen Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of August, 2021.

Antonio Swinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Antonio Swinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/16/2021 (date ~~of document~~).

Affiant Signature

08/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025