Karen Johnson Davidson County
Batch# 875085 DEEDWARR
06/21/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220621-0070685

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $360,000

Affiant

Subscribed and Sworn before me this 15th day of June , 2022.

Notary Public
My commission expires: 11/22/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
APG Rentals LLC P.O. Box 50 Dudley, MO 63936	New Owner	072-13-0-156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Swaim, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **APG Rentals LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being all of Lot No. 106, Revision of part of Trevecca Subdivision, as shown by plat appearing of record in Plat Book 421, page 169, revising Plat Book 421, pages 72-73 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eddie W. Underwood, unmarried, by Warranty Deed from William L. Renick, Jr. and Nancy R. Lacy, dated January 24, 2007, and recorded in Instrument No. 20070126-0011123, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John E. Swaim, unmarried, by Warranty Deed from Eddie W. Underwood and wife, Kimberley A. Underwood, dated June 6, 2008 and recorded June 6, 2008 in Instrument No. 20080606-0058436 in the Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 2408 Brasher Avenue, Nashville, TN 37206 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2022.

John Swaim

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John Swaim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 15th day of June, 2022.

Jessie L Leaver
Notary

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater **, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** 6/15/22 **(date of document).**

Jami K. Averwater

Signature

6/15/22

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15th **day of** June **, 2022**

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD