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

Karen Johnson Davidson County
Batch# 901798 DEEDWARR
08/10/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220810-0091089

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 10th day of August, 2022.

Notary Public
My commission expires: 3/19/2022

IM A. HYDE NOTARY PUBLIC COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
John E. Swaim 1901 Fatherland Street Nashville, TN 37206	New Owner	083-14-0-226.00

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, **William B. Rivers, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John E. Swaim, a single man,** "the Grantee" the following described real estate in Davidson County, Tennessee:

Being Lot No. 6 in Block "C" of Priest Homes Place Subdivision, a plan of which is of record in Book No. 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Fatherland Street formerly Van Sinderin Street and runs between parallel lines 150 feet to an alley.

Being the same property conveyed to Betty Climer and William B Rivers, as tenants in common, by Quitclaim Deed from Betty Climer, unmarried, dated June 25, 1996, of record in Book 10111, Page 743, Register's Office for Davidson County, TN. The said Betty Climer also being an unmarried person at the time of this conveyance.

Further, being the same property conveyed to William Rivers, unmarried, by Quitclaim Deed from Betty Climer and William B. Rivers, as tenants in common, dated January 10, 2005 and recorded January 21, 2005 of record in Instrument Number 20050121-0007993, Register's Office for Davidson County Tennessee.

This is [X] improved [ ] unimproved property known as 1908 Fatherland Street, 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 effective as of the 10th day of August , 2022.

William B. Rivers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10th day of August, 2022, before me personally appeared William B. Rivers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and office, this 10th day of August, 2022.

Notary Signature
My commission expires: 05/12/2026

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Ex:
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Merissa L Leaver **, 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** August 10, 2022 **(date of document).**

Merissa L Leaver
Signature

8.10.2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th **day of** August **, 2022**

JA Fowler
Notary Public
My Commission Expires: 11.22.25
Seal

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD