Karen Johnson Davidson County
Batch# 943222 DEEDWARR
11/21/2022 10:17:27 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20221121-0123066

Box 14
36391-4

**WARRANTY DEED**

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

File No. BC-22-3588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2022

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Paddock Swain | "NEW OWNER" | |
| (NAME) | (NAME) | |
| 319 Hancock Street | | 082-07-0-181.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Sean M. Bickford, a single person and James A. Curl Jr, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Paddock Swain, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 41 on the Map of East Nashville Real Estate Company's Plan of Lots of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 60 feet on the North side of Hancock Street and runs back between parallel lines along the Westerly margin of McFerrin Street, 176 feet to an alley. Included in the above conveyance is a tract of land 176 x 25 feet, which runs alongside and is adjacent to the East side of the above described property. The 176 x 25 feet tract was formerly an alley, and was closed by City Ordinance No. 62-678, and which is of record in Minute Book 15, page 40, City Clerk of Nashville, TN.**

**Being the same property conveyed to Sean M. Bickford, a single person James A. Curl, Jr., a single person, as tenants in common with the rights of survivorship by Warranty deed from Seth Greer and wife, Whitney Greer of record in Instrument No. 20180319-0025707 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 19, 2018.**

**This is property more commonly known as 319 Hancock Street, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 17th day of November, 2022.

Sean M. Bickford

James A. Curl, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2022, before me personally appeared Sean M. Bickford and James A. Curl, Jr, 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, at office, this 17th day of November, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024