BOOK 11363 PG. 776

WARRANTY DEED

EFOLK-99-437

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd J. Ortmeier	Sunshine Mortgage Corporation	MAP 87-5
(NAME)	(NAME)	
4045 Farmingham Woods Drive	P.O. Box 9274	GROUP A
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Marietta, GA 30065	PARCEL 153
(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, WE, Paul Thomas Kwiatkowski and wife, Tracy Ellen Kwiatkowski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd J. Ortmeier, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 58 on the Final Plan of Farmingham Woods Phase IV, as of record in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Thomas Kwiatkowski and wife, Tracy Ellen Kwiatkowski by deed from Phillips Builders, Inc. of record in Deed Book 9477, page 560, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8238, page 176 and amended as follows Book 8351, page 533; Book 8423, page 784; Book 8424, page 426; Book 8447, page 635; Book 8702, page 528; Book 9006, page 409 and Book 9006, page 414, Register's Office for said County.

This conveyance subject to Homeowners Association Charter of record in Book 8245, page 768, Register's Office for said County.

This conveyance subject to Easement for Storm Water Detention Agreement of record in Book 8199, page 852, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

2454 03/02 0101 03CHECK 453.15

unimproved ( )
This is improved (X) property, known as 4045 Farmingham Woods Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 25th day of February 19 99

Paul Thomas Kwiatkowski

Tracy Ellen Kwiatkowski

Tracy Ellen Kwiatkowski

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Thomas Kwiatkowski and wife, Tracy Ellen Kwiatkowski

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 25th day of February, 19 99.

Commission expires 3/23/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

05555270
99 MAR -2 PM 3:58
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
IDENTIF. & REFERENCE

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0555270

IDENTIF. & REFERENCE

99 MAR -2 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

CAHT

	119500.00
CON TX	442.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	453.15
CHECK	453.15

03/02/99 01 15:56 0001 2454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431640