Instr:200005040045140 Page: 1 OF 2
REC'D FOR REC 05/04/2000 12:25:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $349.65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Stephanie Jane Kohanski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2000.

DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Jane Kohanski	Southeastern Mortgage of Tennessee, Inc.	86-7-99
(NAME) 1273 Jacksons Hill Road	(NAME) 115 29th Avenue South	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37212	
(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,

VICKI L. VOWELL, NOW GARRETT, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHANIE JANE KOHANSKI, 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 94, Jackson's Retreat, Phase II, recorded in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Vowell, a single person by deed from Brent S. Lands and wife, Holly Lands by deed of record in Book 10564, Page 56, Register's Office for Davidson County, Tennessee.

PhilipGarrett joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Vickie L. Garrett.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1273 Jackson's Hill Road, Hermitage, TN 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 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(s) this 27th day of April, 2000.

Vicki L. Vowell Garrett

Philip Garrett

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 Vicki L. Vowell Garrett and Philip Garrett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 27th day of April, 2000

Commission expires:

5/28/2003

Sharon L. Riney

Notary Public

