File No. 20050191

WARRANTY DEED

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

James T Pivacek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2005.

Ester Baldwin
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Pivacek	nBank, NA	150-11-107
(NAME)	(NAME)	
3433 New Towne Road	55 Merchant Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45246	
(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, Chris Medvecky and Wendy Hyde, now Medvecky, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Pivacek, a married man, 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 Number 218 on the Plan of section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Medvecky and Wendy Hyde, unmarried persons, by deed from Stephen L. Tanch and Roxelyn G. Baumgartner, unmarried persons, dated July 30, 1996, of record in Book 10145, page 905, Register's Office, Davidson County, Tennessee.

Wendy Hyde is now known as Wendy Hyde-Medvecky.

Davidson County DEEDWARR
Recvd: 10/27/05 09:57 2 pgs
Fees:13.00 Taxes:513.93

20051027-0129786

unimproved ☐

This is improved ☒ property, known as 3433 New Towne Road, Antioch, TN 37013

(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 hands this 25th day of October, 2005.

Chris Medvecky

Wendy Hyde-Medvecky

File No. 20050191
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Medvecky and Wendy Hyde-Medvecky, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2005.

Commission expires: 7-29-06

Ester Baldwin
Notary Public

