WARRANTY DEED

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 141,500.00

Carla Hard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 27th DAY OF **July, 2007**

B Hodge
Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/07 10:29 2 pgs
Fees:13.00 Taxes:523.55
20070731-0090615

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Davidson	Fifth Third Mortgage	**07513011800**
(NAME) **3851 Bonnacreek Drive**	(NAME) PO Box 11060	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) Orange, CA 92856-8160	
(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, **Bernard Strecansky and Rachael Strecansky, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Davidson, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 295, SECTION THREE, HERMITAGE HILLS, as shown on plat of record in Plat Book 2900, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bernard Strecansky, unmarried, by Warranty Deed from Erika Lynne Vandeventer, unmarried, recorded on the 21st day of May, 2004 in Instrument No. 20040521-0060191, in the Register's Office of Davidson County, Tennessee.

Rachael Strecansky, spouse of Bernard Strecansky, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3851 Bonnacreek Drive, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~25th~~ 27th day of **July, 2007**.

Bernard Strecansky

Rachael Strecansky by Bernard Strecansky
attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Bernard Strecansky** , who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 7/27/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Bernard Strecansky, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Rachael Strecansky, and who acknowledged that he executed the same as the free act and deed of the said Rachael Strecansky, by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, said Register's Office..

Witness my hand and official seal this 25th 27th day of July, 2007.

NOTARY

*20070731-0090614

My Commission Expires: 3/4/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN