WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2010.

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Dwyer	Fifth Third Mortgage Co.	075120C00900CO
(NAME)	(NAME)	
757 Tulip Grove Road Unit 1403	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45263	
(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, Kimberly A. Stasiak, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley N. Dwyer*, 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:

***unmarried**

Land in Davidson County, Tennessee, being Lot No. 1403 on the Resubdivision of Phase One, Brookside Park Townhomes, a horizontal property regime with private elements, of record in Instrument No. 200001070002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly A. Stasiak, unmarried by Warranty Deed from Fox Ridge Homes, Inc. filed of record in Instrument No. 20000918-0092724, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Instrument No. 200001070002402, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Metro Government as shown of record in Book 4126, Page 977, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants as shown of record in Book 11653, Page 251, and Instrument No. 200007180070532, Register's Office of Davidson County, Tennessee.

Subject to By-Laws of record in Book 11653, Page 273, Register's Office of Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11653, Page 248, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100012366 DEEDWARR
Recvd: 03/02/10 15:14 2 pgs
Fees:13.00 Taxes:499.13
20100302-0016025

unimproved ☐
This is improved ☒ property, known as 757 Tulip Grove Road Unit 1403, 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.

Witness my hand this 26th day of February, 2010.

Kimberly A. Stasiak

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Kimberly A. Stasiak, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of February, 2010.

Commission expires: May 3, 2010

DELAINA D. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Delaina D. Thompson Notary Public