File No. 210060521

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048380 DEEDWARR
Recvd: 08/05/10 12:55 2 pgs
Fees:13.00 Taxes:727.05
20100805-0061747

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny R. Sears	Renasant Bank	161-10-0B-045.00
(NAME)	(NAME)	
5133 English Village Drive	2200 Abbott Martin Rd, Ste 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mark J. Yosick and Rachel Yosick, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Johnny R. Sears and wife, Rebecca B. Sears,** hereinafter called the grantee(s), 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. 236 on the Plan of VILLAGES OF BRENTWOOD, REVISION OF LOTS 230 THRU 240, PHASE SIX, as shown by plat of record in Plat Book 7900, Page 1, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark J. Yosick by Warranty Deed from Kenneth Alan Rice and wife, Jeanna Barrett Rice and filed for record in Instrument No. 20060526-0062419, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 7900, Page 1, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6158, Page 352, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Deed Book 7207, Page 251, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5133 English Village Drive, Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of August, 2010.

Mark J. Yosick

Rachel Yosick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark J. Yosick and Rachel Yosick the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of August, 2010.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210060521

RETURN TO:
Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027