WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vido J. Vareika	WELLS FARGO	098-13C-179
(NAME)	(NAME)	
3821 Leona Pass	P.O. BOX 5137	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	DES MOINES IA 50306	
(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, David Edward Tandy and wife, Angie K. Tandy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vido J. Vareika and wife, Jodi E. Vareika, 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 No. 172, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. *20050721-0090944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

*20060522-0059944

Being the same property conveyed to David Edward Tandy and wife, Angie K. Tandy, by Warranty Deed dated 7/9/08 from Frank Batson Homes, Inc. of record in Instrument No. 20080710-0070962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3821 Leona Pass, 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.

BILL GARRETT, Davidson County
Trans:T20100075653 DEEDWARR
Recvd: 12/01/10 13:17 2 pgs
Fees:13.00 Taxes:1258.00
20101201-0095535

Witness our hands this 23rd day of November, 2010.

David Edward Tandy

Angie K. Tandy

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Edward Tandy and Angie K. Tandy, 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 at Franklin, Tennessee this 23rd day of November, 2010.

Commission expires: 6-25-2012



Notary Public