File No. 110692

WARRANTY DEED

SIDWELL BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Brightman	New Owner	061 08 0 020.00
(NAME)	(NAME)	
1206 Haysboro Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ondrej Svarc Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Brightman and wife, Tami D. Brightman, 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. 4 on the Plan of McGaughey Heights, Section One, as of record in Book 1835, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 103 feet on the southerly side of Haysboro Avenue and runs back 200 feet on the easterly line and 198 feet on the westerly line, to a dead line, measuring 107 feet thereon.

Being the same property conveyed to Ondrej Svarc and wife, Laura K. McCarthy by deed from Tamara Brown, Trustee of The Juanita M. Harper Revocable Family Trust, dated January 15, 2009 and recorded on January 20, 2009 in Instrument No. 20090120-0004576, Register's Office, Davidson County, Tennessee. The said Laura K. McCarthy conveyed all her right, title and interest to Ondrej Svarc, Jr. by quitclaim deed dated July 15, 2011 and recorded on July 19, 2011 in Instrument No. 20110719-0055100, said Register's Office.

Ondrej Svarc and Ondrej Svarc, Jr. being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐
This is improved ☒ property, known as 1206 Haysboro Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110054920 DEEDWARR
Recvd: 09/06/11 10:56 2 pgs
Fees:13.00 Taxes:1019.35
20110906-0068755

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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 1st day of September, 2011.

Ondrej Svarc Jr.

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 Ondrej Svarc Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2011.

Commission expires:

7/6/15

Notary Public

AUBORN L. HAGER III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON