WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031514 DEEDWARR
Recvd: 04/17/13 10:44 2 pgs
Fees:13.00 Taxes:961.82

20130417-0038257

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,952.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas W. Varner and Stacy L. Varner	State Farm Bank, F.S.B.	155-10A-53.00
(NAME)	(NAME)	
709 Wabash Place	P.O. Box 419001	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Saint, MO 63141	
(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, Robert P. Karpinski and wife, Karen S. Karpinski, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas W. Varner and wife, Stacy L. Varner, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of McCrory Trace Estates as of record in Book 6900, pages 720 to 723, 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 Robert P. Karpinski and wife, Karen S. Karpinski, by deed of record in Book 9473, Page 396, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of McCrory Trace Estates of record in Book 6900, pages 720 to 723 and correction of record in Book 7825, page 429, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7576, page 831, Register's Office for Davidson County, Tennessee. Easement of record in Book 4150, page 109, Register's Office for Davidson County, Tennessee. Declaration of covenants, conditions and restrictions of record in Book 7241, page 597, and Book 7576, page 846, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 709 Wabash Place, Nashville, TN 37221

(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 our hands this 15th day of April, 2013.

Robert P. Karpinski

Karen S. Karpinski

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 Robert P. Karpinski and Karen S. Karpinski, 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 15th day of April, 2013.

Commission expires:

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public