WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2016
(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Christine Johnson	AMERICA ~~New Owner~~ MORTGAGE	172 09 0 008.00
(NAME)	(NAME)	
6505 Turnberry Way	11507 SPRINGFIELD PIKE	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	CINCINNATI, OH 45246	
(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, I/WE, **Neil Frances Zacharuk**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **April Christine Johnson, unmarried**, 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. 8 on the Final Plat of Banbury Estates, of record in Instrument No. 20000921-0094036, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

BEING the same property conveyed to Neil Frances Zacharuk by deed from Andrea Teresa Zacharuk dated November 21, 2006, of record in Instrument No. 2070301-0025386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 6505 Turnberry Way, Brentwood, TN 37027

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, has 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 **May, 2014**

BILL GARRETT, Davidson County
Trans:T20140034386 DEEDWARR
Recvd: 05/16/14 13:40 2 pgs
Fees:13.00 Taxes:1380.10

20140516-0042356

Neil Zacharuk

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Neil Zacharuk**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **May, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON