WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060681 DEEDWARR
Recvd: 08/18/14 10:11 2 pgs
Fees:13.00 Taxes:509.49

20140818-0074438

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-2-16

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick L. Jacquemin Jr.	Peoples Home Equity	07510007900
(NAME)	(NAME)	
291 Cedar Creek Drive	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Brentwood, TN 37027	
(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, **Robert Kopchak and Steven D. Frazier, both married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Frederick L. Jacquemin Jr., an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 129, on the plan of Hermitage Estates, as shown on plat appearing of record in Plat Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Kopchak by Special Warranty Deed dated 06/03/2003 from Deutsche Bank National Trust and Company, as Custodian or Trustee, fka Bankers Trust Company of California, N.A. of record in Instrument 200307030091970, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Kopchak and Steven D. Frazier, both unmarried by Quit Claim Deed dated 06/27/2003 from Robert Kopchak, unmarried of record in Instrument 200307290106134, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 70 and Plat Book 3300, Page 71, said Register's Office.

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 206 Tyler Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 14 day of August, 2014.

Robert Kopchak

Steven D. Frazier

State of ~~Tennessee~~ New York
County of ~~Wilson~~ New York

Personally appeared before me Robert Kopchak and Steven D. Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2014.

Notary Public
My Commission Expires: 02/03/2018

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

KAAMIL JOHNSON
Comm. Exp. 02/03/2018
NOTARY PUBLIC
Comm. No. 01JO6296342
NEW YORK COUNTY, STATE OF NEW YORK