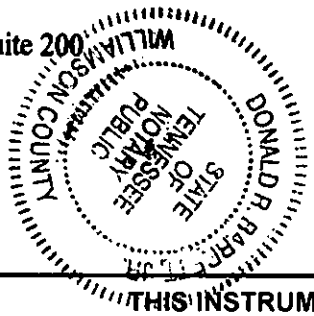
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24943



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Overbeeke	NEW OWNER	117-07-035.00
(NAME)	(NAME)	
1823 Lombardy Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150022545 DEEDWARR
Recvd: 03/27/15 11:38 2 pgs
Fees: 13.00 Taxes: 1720.50
20150327-0026593

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, **Theodore Karpynec and wife, Christina H. Karpynec**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam Overbeeke and Jennifer Campbell- Overbeeke, husband and wife,** , 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 the westerly 12 feet of Lot No. 29 and the easterly 68 feet of Lot No. 30 of Block "A" on the Map of Walter Stokes Home Place Subdivision No. 1 of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 29 and 30 adjoin and front together 80 feet on the southerly side of Lombardy Avenue and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Theodore Karpynec and wife, Christina H. Karpynec by Warranty Deed from Edward J. Boles and wife, Mary Jo Boles, dated 12/17/2010, recorded 12/22/2010, of record in Instrument No. 20101222-0101871, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 974, Page 92, in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2015 and subsequent years, a lien not yet due and payable.

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 1823 Lombardy Avenue, Nashville, TN 37215

(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 25th day of March, 2015.

Theodore Karpynec

Christina H. Karpynec

State of Tennessee
County of Williamson

Personally appeared before me Theodore Karpynec and Christina H. Karpynec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2015.

Notary Public
My Commission Expires: 8/27/17

WILLIAMSON COUNTY DONALD R. DARNELL, JR. STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027