WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054858 DEEDWARR
Recvd: 07/08/15 08:15 2 pgs
Fees: 13.00 Taxes: 1517.00
20150708-0066258

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Suever	Lending Hand Mortgage, LLC	06108007500
(NAME)	(NAME)	
1131 Winding Way	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville, TN 37072	
(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, **Thomas P. Plahuta and wife, Sheila L. Plahuta, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jill Suever, an unmarried woman, and Gordon Howey, an unmarried man, as Tenants in Common with Right of Survivorship**, 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:

Being the Easterly 50 feet of Lot No. 17, all of Lot No. 18 and the Westerly 30 feet of Lot No. 19 of Block "A" on the plan for Jackson Park, Section No. 1 as of record in Book 843, Page 17, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Thomas P. Plahuta and wife, Shelia L. Plahuta, as tenants by the entirety by Warranty Deed dated 08/24/2012 from Charles Lawrence Steele, an unmarried man of record in Instrument 20120828-0077521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 843, Page 17, Register's Office for said County.

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 1131 Winding Way, Nashville, TN 37216
(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 30th day of June, 2015.

Thomas P. Plahuta by Christopher R. Jackson,
Attorney-in-Fact

Sheila L. Plahuta by Christopher R. Jackson,
Attorney-in-Fact

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Thomas P. Plahuta and Sheila L. Plahuta, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20150708-0066257, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of June, 2015.

Notary Public
My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129