RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26551

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONALD A. BARRETT JR

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
Ridgemont Homes, LLC	NEW BUYER	07214022300
(NAME)	(NAME)	
350 Wilson Pike Circle, # 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150056107 DEEDWARR
Recvd: 07/10/15 14:56 2 pgs
Fees:13.00 Taxes:610.50
20150710-0067387

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, **Cheryl L. Borowski and husband , Charles Borowski**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ridgemont Homes, LLC, a Tennessee limited liability company**, 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 Lot No. 24 on the Plan of DR E. T. Brown's Subdivision of Lots 21 to 26, Brownsville Addition, of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
Said Lot No. 24 fronts 50 feet on the southerly side of Straightway Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Cheryl L. Borowski and husband, Charles Borowski by Warranty Deed from John T. Jarrett, dated 04/18/2011, recorded 05/09/2011 of record in Instrument No. 20110509-0035416, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee.

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 1600 Straightway Avenue, Nashville, TN 37206
(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 7th day of July, 2015.

Cheryl L. Borowski
Cheryl L. Borowski

Charles Borowski
Charles Borowski

State of Tennessee
County of Williamson

Personally appeared before me Cheryl L. Borowski and Charles Borowski, 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 7th day of July, 2015.

Notary Public
My Commission Expires: 8/27/17

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Brentwood, TN 37027

