WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.18.16

(AFFIX SEAL)

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
Jon Andrew Kurzynske	Jon Andrew Kurzynske	064-03-OA-072.00
(NAME)	(NAME)	
1821 Clinch Place	1821 Clinch Place	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/08/16 09:21 3 pgs
Fees:18.00 Taxes:1165.50
20160208-0011670

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, **Rodney Clark, an unmarried man, and Jeannine L. Clark, an unmarried woman,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jon Andrew Kurzynske and Rachel H. Kurzynske, 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 Lot No. 161, on the plan of Phase Twelve, Section Two, Brandywine Pointe, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 15, as corrected by Surveyor's Certificate of Correction in Book 9828, Page 823 and as amended in Book 9988, Page 107, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gordon A. King, a married man by Warranty Deed dated 08/24/2004 from Morris Allen Henry, an unmarried man of record in Instrument 200408270103825, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vickie King and husband Gordon A. King by Quit Claim Deed dated 07/15/2008 from Gordon A. King of record in Instrument 200807250076314, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rodney Clark and Jeannine L. Clark, husband and wife by Warranty Deed dated 01/17/2014 from Gordon A. King, a married man of record in Instrument 201401270007073, Register's Office for Davidson County, Tennessee.

The said Rodney Clark and Jeannine L. Clark having since divorced by Final Decree of Divorce, Case No. 15D1287, Circuit Court for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Plat Book 9700, Page 15, said Register's Office; and (2) Surveyor's Certificate of Correction, recording of the final plat of Phase Twelve, Section Two, Brandywine Pointe,

Davidson County, Tennessee of record in Book 9828, Page 823, said Register's Office; (3) Amendment to Lots 160 and 161 Phase Twelve Section Two Brandywine Pointe of record in Book 9988, Page 107, said Register's Office; (4) Declaration of Covenants, Conditions and Restrictions Brandywine Pointe Subdivision Phase One, Section 1 Davidson County, Tennessee of record in Book 8120, Page 170, said Register's Office; (5) Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision Phase Twelve, Section Two Davidson County, Tennessee of record in Book 9748, Page 295, said Register's Office; (6) Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision Phase Twelve, Section Two Davidson County, Tennessee of record in Book 9764, Page 73, said Register's Office; and (7) Charter of the Homeowner's Association of record in Book 9013, Page 39 and Book 9117, Page 77, 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 1821 Clinch Place, Old Hickory, TN 37138

(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 5th day of February, 2016.

Rodney Clark

Jeannine L. Clark

State of Tennessee
County of Wilson

Personally appeared before me Rodney Clark and Jeannine L. Clark, 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 5th day of February, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO., TN

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

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

