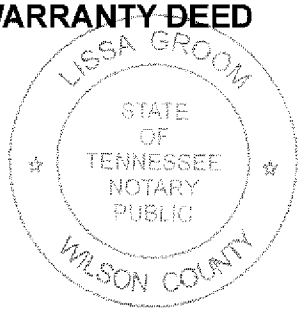
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(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
Iwona Z. Banach	FirstBank	
(NAME)	(NAME)	
735 Tulip Grove Road, Apartment 321	4110 N. Mount Juliet Rd, Suite 300	075-12-0F-045.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/15/16 10:26 3 pgs
Fees:18.00 Taxes:565.73
20160415-0036194

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, **Adam A. LaLiberte and Samantha LaLiberte, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Iwona Z. Banach, unmarried woman**, 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. 45 a.k.a Unit 321, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit "B" to and established by the declaration of record in Instrument 200505250059119 and amended in Instrument 200801030000699, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the declaration, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, The rights and obligations of the declarant and the unit owners, an the bylaws of the association of owners.

Being the same property conveyed to Adam A. LaLiberte, unmarried by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, dated 06/15/2010 recorded 06/16/2010, of record in Instrument No. 20100616-0046841, in the Register's Office for Davidson County, Tennessee.

The said Adam A. LaLiberte having since married is joined in this conveyance by his Wife, Samantha LaLiberte who waived any and all rights she has in said property.

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20050525-005119, First Amendment recorded of record in Instrument No. 20080103-0000699, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed recorded of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee. Boundary Survey recorded of record in Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee. Utilities Codes Letter prepared by the Department of Codes Administration recorded of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of

record.

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 735 Tulip Grove Road, Apartment 321, 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 8th day of April, 2016.

Adam A. LaLiberte

Samantha LaLiberte

State of Tennessee
County of Wilson

Personally appeared before me Adam A. LaLiberte and Samantha LaLiberte, 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 8th day of April, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN O. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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)

