WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031879 DEEDWARR
Recvd: 04/19/16 10:55 2 pgs
Fees:13.00 Taxes:620.86

20160419-0037630

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 2/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Torporan	New owner	108-12-0B-111.00
(NAME)	(NAME)	
1809 Summerlake Dr.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James R. Wisniewski, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela Torporan, a single woman,** hereinafter called the GRANTEES, their heirs and 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. 9 on the Plan of Harborview, Phase 1-A, Section 4, of record in Plat Book 7900, Page 386, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to James R. Wisniewski, Jr. by Warranty Deed from Joseph M. Ponder and wife, Ashley K. Ponder, dated March 29, 2007 and recorded April 2, 2007 in Instrument Number 20070402-0038978, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 7900, page 386, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7471, Page 26; amended in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, and Book 8297, Page 380; supplemented to include Phase 1-A, Section 4 of record in Book 8634, Page 19, said Register's Office.

Subject to Conveyance of Common Areas in Book 8297, Page 376 and Book 9108, Page 73, said Register's Office.

Subject to HOA Charter in Book 7522, Page 339, as amended in Book 8263, Page 554, said Register's Office.

Subject to Storm Water Detention Agreement in Book 7390, Page 270, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1809 Summerlake Dr., Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hands this 15th day of April, 2016.

James R. Wisniewski

State of Tennessee
County of Sumner

Personally appeared before me James R. Wisniewski, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public
My Commission Expires: 6/18/19



File No.: 20161277