WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160055764 DEEDWARR
Recvd: 06/30/16 09:26 2 pgs
Fees: 13.00 Taxes: 690.05
20160630-0066761

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2016.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phyllis Carpenter	SunTrust Mortgage, Inc	084 04 0A 321.00
(NAME)	(NAME)	
2120 Lebanon Pike Unit 123	901 Semmes Ave, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Richmond, VA 23224	
(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, **Michael J. Marszalek and wife, Carol L. Marszalek**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Phyllis Carpenter**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 321 on the Plan of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominium, recorded as Exhibit "A" and described in master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is here made. The Easement, restrictions, conditions, and regulation imposed upon and relating to the property, apartment owners and tenants or Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, and Amended By-Laws recorded in Instrument No. 200508230100514 & Instrument No. 201501210005716, said Register's Office, are incorporated in this deed by reference and transfer of this property is made subject to such.

Being the same property conveyed to Michael J. Marszalek and wife Carol L. Marszalek, by Warranty Deed from Jenny T. McCauley, unmarried, dated 04/26/2005, recorded 05/02/2005 of record in Instrument No. 20050502-0048237, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 taxes have been prorated between the Grantor and Grantee.
All matters shown on the plat of record in Plat Book 6900, Page 609, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7718, Page 418, Amendment to Bylaws of Autumn Chase Homeowners Association of record in Instrument No. 20050823-0100514, of record in Instrument No. 20150121-0005716, Appointment of Successor Trustee of record Book 9957, Page 315, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 831, Page 445, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 7728, Page 111, 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 321 Autumn Chase Drive, 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 GRANTEE(S), her 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), her 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 23rd day of June, 2016.

Michael J. Marszalek

Carol L. Marszalek by Michael J. Marszalek, Attorney in Fact
for Carol L. Marszalek

State of Tennessee
County of Williamson
Personally appeared before me Michael J. Marszalek , 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 23rd day of June, 2016.

Witness my hand and official seal this 23rd day of June, 2016.

Notary Public
My Commission Expires: 8/21/17

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

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Marszalek with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Carol L. Marszalek, and who being authorized to do so acknowledged executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2016.

Notary Public
My Commission Expires: 8/21/17

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

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066