WARRANTY DEED

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-VRES-16-2721-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-5-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gerard Bommarito and Victoria Bommarito	New Owner	
(NAME)	(NAME)	**174-11-0A-352.00-CO**
2721 Bison Court	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-3938		
(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 consideration, the receipt of which is hereby acknowledged, **WITOLD P. ZIELINSKI AND ALEKSANDRA I. ZIELINSKA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERARD BOMMARITO AND VICTORIA BOMMARITO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 251 on the Plan of Final Plat of Cane Ridge Farms, Phase Six, Section One of record in Plat at Instrument No. 20050209-0015098, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Witold P. Zielinski and Aleksandra I. Zielinski, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050708-0079392 Register's Office for Davidson County, Tennessee, dated June 27, 2005 and recorded on July 08, 2005.

Said deed shows the incorrect spelling of Grantor (spouse's) name. The correct spelling is Aleksandra I. Zielinska. The said Aleksandra I. Zielinski and Aleksandra I. Zielinska are one and the same person.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument 20050209-0015098, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20010815-0088360, Register's Office for Davidson County, Tennessee.
- By-laws in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines in Book 4428, page 565, Register's Office for Davidson County, Tennessee.
- Easement for Utilities in Book 5078, page 476, Register's Office for Davidson County, Tennessee.
- Easement conveyed to United Telephone Co. in Instrument 20020123-0009340, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- Cane Ridge Farms Homeowners Association, Inc Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050708-0079392 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2721 Bison Court , Antioch, Tennessee 37013-3938**.

BILL GARRETT, Davidson County
Trans:T20160085088 DEEDWARR
Recvd: 09/28/16 09:18 2 pgs
Fees:13.00 Taxes:962.00
20160928-0102076

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 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 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 hand(s) this the 26 DAY OF SEPTEMBER, 2016.

Witold P. Zielinski

Aleksandra I. Zielinska

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WITOLD P. ZIELINSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEKSANDRA I. ZIELINSKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212