WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160095028 DEEDWARR
Recvd: 10/27/16 10:50 2 pgs
Fees: 13.00 Taxes: 1295.00
20161027-0113647

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Van der Wal	AA FCU	Parcel ID:
1205 Chickadee Circle	MD 2100 P.O. Box 619001	098060B13600CO
Hermitage, TN 37076	DFW Airport, TX 75261	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrea A. Lechowicz, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David Van der Wal and Connie Nelson, husband and wife

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:

BEING Unit 132-D-A, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrea A. Lechowicz by deed from Frank Batson Homes, Inc. of record in Instrument 20131023-0110380, said Register's Office, dated October 11, 2013.

This conveyance is subject to Restrictive Covenants of record in Instrument 20051024-0128043 amended in Instrument 20051122-0141076; 20061004-0122802 and 20071023-0125250, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20071023-0125250; and (3) TVA Line Easement of record in Book 1291, Page 99 and Sewer and Drainage Easement of record in Instrument 20060120-0008000, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1205 Chickadee Circle, Hermitage, TN 37076

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 hand this 18 day of October, 2016

Andrea A. Lechowicz

Andrea A. Lechowicz

STATE OF FLORIDA
COUNTY OF Miami dade

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

Witness my hand and official seal this 18 day of October, 2016.

My Commission Expires: 03/15/19

Notary Public



Karen J. Zaldana
Notary Public
State ida
MY COMMISS F 209704
Expires: M 019



Karen J. Zaldana
Notary Public
State of Florida
MY COMMISSION # FF 209704
Expires: March 15, 2019