WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160106262 DEEDWARR
Recvd: 12/02/16 14:09 3 pgs
Fees: 18.00 Taxes: 943.13

20161202-0126860

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA EDDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

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
Peter A. Pasterski	new owner	075-11-0-A 050.00CO
(NAME)	(NAME)	
1240 Andrew Donelson Drive	1240 Andrew Donelson Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(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, **Keith A. Treesh and Kathy S. Treesh, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Peter A. Pasterski and Sara Pasterski, husband and wife**, hereinafter called the GRANTEE(S), 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. 43, on the plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith A. Treesh, a married man and Kathy S. Treesh, a married woman by Warranty Deed from Gail D. Blesie, unmarried, dated 12/29/2010, recorded 01/03/2011 of record in Instrument No. 20110103-0000377, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 9700, Page 525 and Boundary Plat of record in Book 9700, Page 88, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10337, Page 102, Declaration of Annexation of record in Book 11029, Page 414, Articles of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement of record in Book 6838, Page 485 and Book 6838, Page 495, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9803, Page 670 and Book 9820, Page 924, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee; and Quitclaim Deed to the Homeowners Association of record in Instrument No. 20090115-0003848, 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 1240 Andrew Donelson Drive, 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), 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), 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 November, 2016.

Keith A. Treesh by Kathy S. Treesh, Attorney-In-Fact

Kathy S. Treesh

State of Tennessee

County of Wilson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Kathy S. Treesh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Keith A. Treesh, acting as that person's agent and attorney in fact, and the said Kathy S. Treesh acknowledged that she executed the foregoing instrument as agent and attorney in fact for Keith A. Treesh for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of November, 2016.

My Commission Expires:
8.14.17

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of Tennessee

County of Wilson

On this 23rd day of November, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathy S. Treesh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8.14.17

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122