WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170000605 DEEDWARR
Recvd: 01/04/17 09:36 2 pgs
Fees: 13.00 Taxes: 517.63
20170104-0000695

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Gaines	New Owner	043-06-0-046.00
(NAME)	(NAME)	
620 Fedders Drive	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	"	
(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, We, **Erik T. Kurzynske and Melody F. Kurzynske, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Gaines, a single man** 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. 44 on the Plan of Madison Park, Section 2, as of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 75 feet on the southerly side of Fedders Drive and runs back between lines, 135 feet on the easterly side and 135 feet on the westerly side to a line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Erik T. and Melody F. Kurzynske, by Quitclaim Deed from Melody F. Stevens, now known as Melody F. Kurzynske, dated 3/7/00 and recorded 3/7/00 in Instrument No. 200003070022973; and being the same property previously conveyed to Melody F. Stevens, by Quitclaim Deed from Kenneth M. Stevens, dated 9/8/86 and recorded 9/11/86 in Book 6976, Page 883; and being the same property previously conveyed to Kenneth M. Stevens and wife, Melody F. Stevens, by Warranty Deed from Talivald Taly Dorn and wife, Cheryl Lynn Dorn, dated 11/23/81 and recorded 11/25/81 in Book 5822, Page 410, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 620 Fedders Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

6690

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 29th day of December, 2016.

Erik T. Kurzynske

Melody F. Kurzynske

State of Tennessee
County of Sumner

Personally appeared before me Erik T. Kurzynske and Melody F. Kurzynske, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2016.

Notary Public _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 162707