WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/17 08:19 3 pgs
Fees:18.00 Taxes:1276.50
20170203-0011527

MITCHELL A. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Aksana Mironovna Mathieson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.24.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burnett Michael Hersey, III and Aksana Mironovna Mathieson	**NEW OWNERS**	172 10 0A 028.00
(NAME) 5517 Brookshire Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Rachel M. Ricafort,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Burnett Michael Hersey, III, unmarried and Aksana Mironovna Mathieson, unmarried*** 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:

***as joint tenants with right of survivorship**

Land in Davidson County, Tennessee, and being all of Lot No. 28, A Cluster Lot Development, Brentwood Cove, Revision 3, according to survey and plat of same appearing of record in Instrument 20010201-0009801, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Rachel M. Ricafort by Warranty Deed dated October 31, 2003 and filed for record on November 17, 2003 in Instrument 20031117-0167143 of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Instrument 20010201-0009801; Declaration of Protective Covenants of record in Instrument 20000427-0041952; Agreement for Dedication of Easement of record in Instrument 20000201-0010289; Stormwater Detention Agreement of record in Instrument 20000908-0089128; Sign easement of record in Instrument 20010328-0029628; all of the Register's Office of 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.

This is improved ☐ property, known as 5517 Brookshire Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and GRANTOR covenants with the said GRANTEES that I am 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 GRANTOR further covenants and binds myself, my heirs and assigns, 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 1st day of February, 2017.

Rachel M. Ricafort

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel M. Ricafort, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained..

Witness my hand at office this 1st day of February, 2017.

Commission expires: 1-18-17

Notary Public

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

