Davidson County DEEDWARR
Recvd: 02/15/17 12:38 2 pgs
Fees:13.00 Taxes:591.63
20170215-0015708

WARRANTY DEED

RMM17-7219

FRAI-170347

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Tysyachuk	Capital Bank Corporation	
7219 Althrop Way Unit 6 (ADDRESS)	12195 Metro Parkway, Suite 3 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Fort Myers, FL 33966 (CITY) (STATE) (ZIP)	172-12-0D-316.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN HENSLEY AND LAURIE HENSLEY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA TYSYACHUK, a single woman, hereinafter called the Grantee(s), their heirs 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 Unit No. L-6 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements. Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument Number 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee.

Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument Number 20050322-0031182, as revised in Instrument Number 20061103-0136911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Bayley by Warranty Deed from Mary B. Lavin, an unmarried woman, of record in Instrument No. 20070912-0109586, Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 12, 2007.

Being the same property conveyed to Brian Bayley, unmarried by Quitclaim Deed from Teresa Bayley, unmarried, of record in Instrument No. 20160801-0079083, Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 01, 2016.

Being the same property conveyed to John Hensley and Laurie Hensley, husband and wife by Warranty Deed from Brian Bayley, unmarried, of record in Instrument No. 20160801-0079084, Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 01, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20050322-0031182, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Instrument No. 20020412-0045831, Instrument No. 20031016-0153550, Instrument No. 20020510-0053757, Instrument No. 20020507-0056338, Instrument No. 20020315-0032825, Instrument No. 20020315-0032826 Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0051330, Instrument No. 20040526-0062221, Instrument No.

20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20020315-0032826, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20130626-0065783, Instrument No. 20130916-0097049, Instrument No. 20011129-0130322, Instrument No. 20030923-0140666, Instrument No. 20040310-0027422; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 7219 Althrop Way Unit 6 , Nashville, Tennessee 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 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 10th day of February, 2017.

John Hensley

Laurie Hensley

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson DC

On this the 10th day of February, 2017, before me personally appeared John Hensley and Laurie Hensley, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of February, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY