**THIS INSTRUMENT PREPARED BY:** Kari Yoder
Inspire Closing Services
200 Marshall Drive, Suite 100
Moon Township, PA 15108
Send Tax Bills to:
Michael John Burczynski
&
Claire Crawford Burczynski
948 Morning Rd.
Cane Ridge, TN 37013

Davidson County DEEDWARR
Recvd: 04/06/17 09:11 4 pgs
Fees:22.00 Taxes:0.00
20170406-0033651

**Warranty Deed**

File No: 153965

**THIS INDENTURE,** made and entered into this 29th day of March, 20 17, by and between Michael John Burczynski and Claire Crawford Burczynski, who acquired title as Michael J Burcsynski and Claire C Burcsynsk, party of the first part, MICHAEL JOHN BURCZYNSKI and CLAIRE CRAWFORD BURCZYNSKI, husband and wife and party of the second part,

BEING the same premises which Kashani Construction LLC in deed dated 11/10/2014 and recorded 11/14/2014 in the DAVIDSON County Recorder's Office in Deed Volume/Instr#: 20141114-0105154, granted and conveyed to Michael J Burcsynski and Claire C Burcsynski, husband and wife, the Grantors herein.

**WITNESSETH:** That for and in consideration of $50.00 Dollars ($ 50.00 ), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Michael John Burczynski
MICHAEL JOHN BURCZYNSKI

Claire Crawford Burczynski
CLAIRE CRAWFORD BURCZYNSKI

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael John Burczynski and Claire Crawford Burczynski to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of March 2017.

MARTHA J. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Martha J. Bailey
Notary Public

My commission expires: May 8, 2017

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael John Burczynski
Affiant

Claire Crawford Burczynski

Subscribed and sworn to before me this 29th day of March, 2017.

Martha J. Bailey
Notary

My commission expires May 8, 2017

PROPERTY ADDRESS: 948 Morning Road Cane Ridge TN 37013

Mail Tax statement to Above address.

MARTHA J. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Exhibit A**
**Legal Description**

The following property in Davidson County, Tennessee is described as:

Land in Davidson County TN being lot no. 100 on the plan of Phase three Sunset Hills RS-10 Subdivision a planned Unit development of record in instrument no 20130619-0063025 Registers office for Davidson County TN to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from kashani Construction LLC to Michael J Burcsynski and Claire C Burcsynski as set forth in Deed Instrument #20141114-0105154 dated 11/10/2014, recorded 11/14/2014, DAVIDSON County, TENNESSEE.

Tax ID: 182010A16700CO

# True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES