BILL GARRETT, Davidson County
Trans:T20170031261 DEEDWARR
Recvd: 04/13/17 11:42 2 pgs
Fees:13.00 Taxes:814.00

20170413-0036218

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2017.

Notary Public
My commission expires: 6/19/18

06-1703-76666

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Paul Kovnesky 5025 Megan Drive Hermitage TN 37076	new owner	098-13-0-D-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William H. Danley and wife, Inez Bowen Danley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Paul Kovnesky, unmarried**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Windsong Subdivision, of record in Instrument No. 20001122-0115313, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Danley and wife, Inez Bowen Danley by deed from The McCullough Company, LLC, dated September 16, 2002, recorded October 7, 2002, of record in Instrument No. 20021007-0122046, and Corrected Warranty Deed filed December 30, 2002, of record in Instrument No. 20021230-0161924, Register's Office for Davidson County, Tennessee.

Inez Bowen Danley and Inez B. Danley are one in the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5025 Megan Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of April, 2017.

William H. Danley
William H. Danley

INEZ B. DANLEY BY Dwight W. Danley ATTORNEY IN FACT
Inez B. Danley by Dwight W. Danley Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William H. Danley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10th day of April, 2017.

Cheri D. Bayer
Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dwight W. Danley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Inez B. Danley and that he is authorized by Inez B. Danley to execute this instrument on his/her behalf.

Witness my hand and seal at Hermitage, Tennessee, this 10th day of April, 2017.

Cheri D. Bayer
Notary Public at Large

My commission expires: 12/20/20

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020