WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$335,000.00~~ 322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 8-20-2019 (AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Andrew Robert Stanton and Jillian Leigh Stanton	New owner	43-11-93
(NAME)	(NAME)	BILL GARRETT, Davidson County
272 Rio Vista Drive		Trans:T20170031268 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 04/13/17 11:51 2 pgs
Madison, TN 37115		Fees:13.00 Taxes:1191.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170413-0036226

For and 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, I/we, Wieslaw Matejko and Julie Matejko, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Andrew Robert Stanton and Jillian Leigh Stanton, husband and wife, 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office of Davidson County, Tennessee, being Lot No. 19, of Block A on the unrecorded plan of Eller and Vandiver's Subdivision, described according to a survey made by Ewell Anderson, Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 853 feet North of the Northerly margin of Dupont Avenue, as measured along the easterly margin of said Drive, said point being the corner of Lots No. 18 and 19; thence with said Drive northwardly 50 feet to the corners of Lots Nos. 19 and 20; thence with the line between two lots eastwardly 275 feet to low water mark of Cumberland River; thence with said low water mark, southwardly 50 feet to the corner of Lots 18 and 19; thence with line between said lot, westwardly 275 feet to the point of beginning.

Being the same property conveyed to Wieslaw Matejko and Julie Matejko by deed from Jae M. Jose, dated January 28, 2011, of record in Instrument No. 20110203-0009801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1130, page 37, Register's Office for said County; (b) Transmission Line Easement of record in Book 1196, page 207, said Register's Office; (c) Warranty Deed of Flowage Easement of record in Book 2270, page 447, said Register's Office; and (d) Easement for the flow of the waters of the Cumberland River and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

Unimproved ☐

This is improved ☒ property, known as 272 Rio Vista Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of April, 2017

Wieslaw Matejko

Julie Matejko

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wieslaw Matejko and Julie Matejko, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th of April, 2017.

Notary Public
My Commission Expires: 4/19/17

