BILL GARRETT, Davidson County
Trans:T20170035745 DEEDWARR
Recvd: 04/27/17 14:55 2 pgs
Fees:13.00 Taxes:961.63
20170427-0041675

WARRANTY DEED

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 2 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3380B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew D. Pankey and Nicholas J. Bettinger	The Home Loan Experts LLC	164-10-0A-029.00-CO
205 Stonedale way	1600 S. Brentwood Blvd Suite 700	
Antioch, TN 37013	Saint Louis MO 63144	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LARRY WISNIEWSKI, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW D. PANKEY AND NICHOLAS J. BETTINGER, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 29 on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lance T. Smith and wife, Karyl M. Smith by Warranty deed from K B R G of Nashville, LLC of record in Instrument No. 20021202-0147812 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on December 02, 2002.

Being the same property conveyed to Larry Wisniewski by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20160728-0077864 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000211-0014170, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10774, Page 945, amended in Book 11588, page 484, Book 1169, page 376 and Instrument No's 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080, 20060724-0089081, 20060921-0117120, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, amended in Instrument No. 20010326-0028531, Register's Office for Davidson, County, Tennessee.

Charter for Sumerfield HOA of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Instrument Number 19991216-0303934 & 20000809-0079074, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20000113-0004777 and 200503229-0033458, in the Register's Office for Davidson County, Tennessee.

Easement BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.

Easement for Tennessee Telephone of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.

Easements of record in Instrument Number 20000913-0091248, Instrument No. 20000913-0091249, Instrument No. 20000804-0077639 and Instrument No. 20000913-0091247, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 205 Stonedale way, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 21st day of April, 2017.

Larry Wisniewski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LARRY WISNIEWSKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of April, 2017.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 17-3380B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027