BILL GARRETT, Davidson County
Trans:T20170038359 DEEDWARR
Recvd: 05/05/17 10:58 2 pgs
Fees:13.00 Taxes:758.50
20170505-0044790

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$205,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|2nd day of May, 2017
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-30-2019
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia Binczewski John Howard Binczewski Jennifer Binczewski 4021 Farmingham Woods Drive Hermitage, TN 37076	SAME	087-05-0-A-010.00 CO

For and in 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, we,

Samantha R. Leszczynski NKA Samantha R. Bess and Mark R. Bess, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Olivia Binczewski, an unmarried woman, and
Jennifer Binczewski and John Howard Binczewski, wife and husband

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Final Plat, Farmingham Woods, Phase I, as shown by plat of record in Plat Book 7900, Page 228, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Samantha R. Leszczynski, an unmarried woman, and Mark R. Bess, an unmarried man, by Warranty Deed from Ben Ballard and Micaiah Ballard, husband and wife, dated December 28, 2012, of record in Instrument Number 20130107-0001988, Register's Office for Davidson County, TN. Samantha R. Leszczynski has since married Mark R. Bess and is now known as Samantha R. Bess.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 7900, Page 228, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8238, Page 173 amended in Book 8351, Page 533, and Book 8447, Page 635, Supplementary Restrictions in Book 8423, Page 784 re-recorded in Book 8424, Page 426, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 8245, Page 768, said Register's Office.
5) Property is subject to the Conveyance of Common Area to the HOA of record in Book 8245, Page 772, corrected in Book 8310, Page 341, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement to the Metropolitan Government of record in Book 8199, Page 852, said Register's Office.
7) Property is subject to a Sewer Easement to the Metropolitan Government of record in Instrument Number 20020603-0066713, said Register's Office.
8) Property is subject to a ROW Easement to Charles Turner of record in Book 5109, Page 445, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4021 Farmingham Woods Drive, Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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 our hand(s) this 2nd day of May, 2017.

Samantha R. Bess

Mark R. Bess

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Samantha R. Bess and Mark R. Bess, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076