Rec & Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040573 DEEDWARR
Recvd: 05/12/17 09:50 2 pgs
Fees: 13.00 Taxes: 1109.63
20170512-0047221

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/18

(AFFIX SEAL)

AMY MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenison Vrabcak	Franklin American	098 09 0C 007.00
(NAME)	(NAME)	
5023 John ~~Hager~~ Hagar Road	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Mattie L. Artis, unmarried and Margia P. Artis, unmarried, as tenants in common with expressed rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kenison Vrabcak** hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: X single man

Land in Davidson County, Tennessee, being all of Lot No. 7, on the Plan of Final Plat, Hagar Glen Subdivision, of record in Plat Instrument No. 200502030012916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mattie L. Artis, unmarried and Margia P. Artis, unmarried, as tenants in common with expressed rights of survivorship by Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, dated 12/15/2006, recorded 12/18/2006, of record in Instrument No. 20061218-0155501, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument No. 200502030012916; Covenants, conditions, easements and restrictions of record in Instrument No. 20060425-0047070, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Final Plat of record in Instrument No. 20001122-0115313; and Quitclaim Deed of record in Instrument No. 20080409-0035648, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

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and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5023 John Hagar Road, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 10th day of May, 2017.

Mattie L. Artis

Margia P. Artis

State of Tennessee
County of Wilson

Personally appeared before me Mattie L. Artis and Margia P. Artis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2017.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122