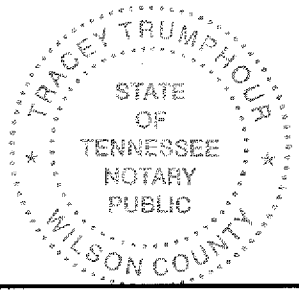
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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
Stone Family, LP	Stone Family, LP	07503005600
(NAME)	(NAME)	
222 Lexington Way	222 Lexington Way	Davidson County DEEDWARR Recvd: 05/23/17 14:32 3 pgs Fees:18.00 Taxes:740.00 **20170523-0051259**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Estate of Eugene Silchuk**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stone Family, LP**, hereinafter called the GRANTEE(S), their heirs and/or 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 149 on the Plan of Tulip Grove Subdivision, Section 3, of record in Book 3700, Page 146, 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 Eugene C. Silchuk and wife, Sue E. Silchuk by Warranty Deed from Phillip C. Morgan and wife, Beadie G. Morgan, dated August 31, 1971 and recorded September 09, 1971 of record in Book 4535, Page 555, Register's Office for Davidson County, Tennessee. The said Sue E. Silchuk died, leaving the said Eugene C. Silchuk the sole surviving tenant by the entirety. The said Eugene C. Silchuk died testate on 02/18/2017, devising subject property to Arnold C. Silchuk, as evidenced in File No. 17P451 , Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 3700, Page 146; Covenants, conditions, easements and restrictions recorded, as Book 5346, Page 529; Covenants, conditions, easements and restrictions recorded, as Book 11463, Page 341; Covenants, conditions, easements and restrictions recorded, as Book 11530, Page 313 and amended and or made applicable as Instrument No. 20001115-0113375, 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 and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 505 Albany 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 22nd day of May, 2017.

ESTATE OF EUGENE SILCHUK

Arnold Silchuk

Arnold Silchuk, Personal Representative

State of Tennessee
County of Wilson

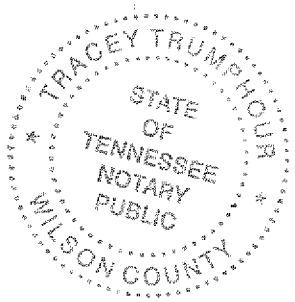
Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arnold C. Silchuk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Arnold C. Silchuk to be the Personal Representative for the Estate of Eugene C. Silchuk, the within named bargainer, an estate, and that Arnold C. Silchuk as such Personal Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by Arnold C. Silchuk as Personal Representative .

Witness my hand and Official seal this 22nd day of May, 2017.

Tracey Trumpour

Notary Public
My Commission Expires: 8.14.17

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



TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

