BILL GARRETT, Davidson County
Trans:T20170051469 DEEDWARR
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Fees:13.00 Taxes:1063.75
20170616-0060466

WARRANTY DEED

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Toni Davenport Lorio	new owner	
(NAME)	(NAME)	
7277 Charlotte Pike, 254		114-08-0C-061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Catherine Tershansy and Gregory Tershansy, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Toni Davenport Lorio and Morgan Packard Lorio, Wife and Husband**, hereinafter called the GRANTEE(S), 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 Unit No. 58 on the Plan of Final Plat West Park, Phase 2 as established by Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park Homeowner's Association, Inc., of record as Instrument No. 20041221-0151636, and further Second Amendment of record in Instrument No. 20050222-0018812, 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 Catherine Tershansy and Gregory Tershansy, wife and husband by Warranty Deed from Christian Shaffer and Jamie Shaffer, husband and wife, dated 07/10/2013, recorded 07/12/2013 of record in Instrument No. 20130712-0072287, in the Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit recorded on 01/09/2014 of record in Instrument No. 20140109-0002517, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20041112-0136248, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Instrument No. 20040624-0075136, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20040304-0024541, First Amendment and Supplement of record in Instrument No. 20041221-0151636, Second Amendment of record in Instrument No. 20050222-0018812, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, in the Register's Office for Davidson County, Tennessee. Overhang Easement of record in

Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 7277 Charlotte Pike, 254, Nashville, TN 37209

(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 8th day of June, 2017.

Catherine Tershansy

Gregory Tershansy

State of Tennessee
County of Williamson

Personally appeared before me Catherine Tershansy and Gregory Tershansy, 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 8th day of June, 2017.

Notary Public

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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