WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/17 15:44 3 pgs
Fees:18.00 Taxes:869.50
20170616-0060850

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Joseph Sepanek
Affiant

Subscribed and sworn to me on 06/15/17.

Brenda Zitzman
NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph Sepanek Sharon Sepanek 129 QUINN CIRCLE Nashville, TN 37210	Bank of Tennessee PO Box 4980 Johnson City, TN 37602	09509002600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Manuela Weller and husband, Jamey Jackson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joseph Sepanek and Sharon Sepanek, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the plan of W. E. Quin, Jr's., Lebanon Road Subdivision, as shown on plat of record in Plat Book 1424, Page 111, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Manuela Weller and husband, Jamey Jackson by Warranty Deed from Claudia Rose Bradley and husband, John B. Ledlow, recorded on the 30th day of June, 2008 in Instrument No. 20080630-0067386, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 129 QUINN CIRCLE, Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 06/15/17.

Manuela Weller

Jamey Jackson

STATE OF Washington
COUNTY OF Snohomish

On 06/15/17, before me personally appeared Manuela Weller and Jamey Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/15/17.

CHOM S SIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-02-20

NOTARY PUBLIC

My Commission Expires: July 2. 2020

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017