WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170054318 DEEDWARR
Recvd: 06/26/17 09:24 2 pgs
Fees: 13.00 Taxes: 1202.50

20170626-0063839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-2019
(AFFIX SEAL)

NANCY J. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

File No.: ALW-17-1401 Refi To

BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205

Books CS1870012222

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Steven Photivihok and Jessica Lauren Dondeville	Atlantic Bay Mortgage	141-05-0A-328.00 CO
(NAME) 1401 Scarcroft Lane	(NAME) 596 Lynnhaven PKWY #200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Virginia Bch, VA 23452	
(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, I/WE, **RONNIE D. WILSON JR. AND WIFE, BRITTANY WILSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK STEVEN PHOTIVIHOK AND WIFE, JESSICA LAUREN DONDEVILLE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, TN being Lot No. 328 on the Plan of Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie D. Wilson, Jr., married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 30th day of September, 2011 in Instrument No. 20110930-0075860, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1401 Scarcroft Lane, Nashville, TN 37221
(House Number) (Street) (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 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 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/our hand(s) this 23rd day of June, 2017.

Ronnie D. Wilson Jr,

BRITTANY WILSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie D. Wilson Jr. and wife, BRITTANY WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2017.

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

~~RETURN TO~~:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171