WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/21/19

(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
Mark Kurzynske	Same as new owner	085-14-OA-207.00
(NAME)	(NAME)	
207 Riverstone Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/22/17 15:01 3 pgs
Fees:18.00 Taxes:998.63
20170822-0086251

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, **Kimberly S. Johnson and Matthew Brian Johnson, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Kurzynske and Teresa Kurzynske, husband and wife**, 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 Unit 207, on the Plan of Phase One, Riverstone Condominiums, a Horizontal Property Regime Established by Master Deed of record in Book 6998, Page 839, Register's Office For Davidson County, Tennessee, and amended in the restated Master Deed in Book 7245, Page 211 and amended as Book 11016, Page 159, said Register's Office, together with the Appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly S. Johnson, a married woman, by Quitclaim Deed from Kimberly Vanatta a/k/a Kimberly S. Johnson, a married woman, dated 11/21/2014 recorded 12/01/2014, of record in Instrument No. 20141201-0109649; also being the same property conveyed to Kimberly Vanatta, a married woman by Warranty Deed from P.R. Properties, Tennessee General Partnership composed of James Reddick and Michael A.Palmer dated 09/26/2002 recorded 10/03/2002, of record in Instrument No. 20021003-0120873, in the Register's Office for Davidson County, Tennessee.

Matthew Brian Johnson, spouse of Kimberly S. Johnson, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6998, Page 839, Restated of record in Book 7245, Page 211, Amendment of record in Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Book 11016, Page 153, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage

of record in Book 5166, Page 820, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 6200, Page 466, in the Register's Office for Davidson County, Tennessee; Articles of Amendment of record Book 7257, Page 151, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of record in Book 7295, Page 991, in the Register's Office for Davidson County, Tennessee; Charter of Riverstone Condominium Homeowners Association, Inc., of record in Book 7120, Page 707, in the Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter Riverstone Condominium Homeowners Association, Inc., of record Book 7824, Page 853, 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 207 Riverstone Court, Nashville, TN 37214
(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 our hands this 18th day of August, 2017.

Kimberly S. Johnson

Matthew Brian Johnson

State of Tennessee
County of Wilson

Personally appeared before me Kimberly S. Johnson and Matthew Brian Johnson, 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 18th day of August, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Sheila McCord

Notary Public

My commission expires: 3/19/19

