17.CD.458

egister Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 13957 DEEDWARR
10/16/2017 10:16:54 AM 2 pgs
Fees: $13.00 Taxes: $754.43

20171016-0105647

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00.

Annika Truman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2017.

Hannah Cutshall
Notary Public

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HANNAH CUTSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-cd-458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joel Kochanski	Joel Kochanski	
(NAME) 419 Canterbury Rise	(NAME) 419 Canterbury Rise	11906017300
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Three Thousand Nine Hundred And No/100 Dollars ($203,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEREMY EDWARD BARNETT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL KOCHANSKI, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 11 on the plan of Sterling Heights, Section Two, as of record in Plat Book 1424, page 104, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeremy Edward Barnett, a single man, by Warranty Deed from Betty J. Klausmeier, an unmarried person, dated May 13, 2004, recorded May 14, 2004, of record in Instrument No. 20040514-0057124in Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 76 Jay Street, Nashville, TN 37210
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jeremy Edward Barnett this 10 day of October, 2017.

Jeremy Edward Barnett

STATE OF TENNESSEE
COUNTY OF Maury

On this 10 day of October, 2017, before me personally appeared Jeremy Edward Barnett to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 10 day of October, 2017.

Commission Expires: My Commission Expires February 23, 2021

Hannah Cutshall
Notary Public

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY