Bill Garrett Davidson County
Batch# 16433 DEEDWARR
10/23/2017 10:15:44 AM 2 pgs
Fees: $13.00 Taxes: $589.22

20171023-0108157

WARRANTY DEED

EATHERLY-H17304

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,250.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF September, 2017.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES APR 18, 2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROSPERITY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephanie Eatherly	Stephanie Eatherly	071.12-0-186.00
723 Oneida Avenue	723 Oneida Avenue	
Nashville, TN 37207	Nashville, TN 37207	

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 consideration, the receipt of which is hereby acknowledged, I/we, MARK OLEJNIK AND GRETCHEN OLEJNIK, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHANIE EATHERLY, UNMARRIED, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee being described as follows to-wit:

Being Lot No. 86 on the Map of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 60 feet on the North side of Oneida Avenue and runs back between lines, 175.3 feet on the West line and 174.6 feet on the East line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Mark Olejnik, an unmarried man by deed from Mark D. Morris and wife, Kelley M. Morris of record at Book 200612060150831, recorded on 12/06/2006, Register's Office for Davidson County, Tennessee.

Mark Olejnik now married to Gretchen Olejnik.

( ) unimproved
This is (X) improved property known as 723 Oneida Avenue, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of September, 2017 :

Mark Olejnik

Gretchen Olejnik

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named MARK OLEJNIK AND GRETCHEN OLEJNIK, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennesse this 27th day of September, 2017.

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN