WARRANTY DEED

Bill Garrett Davidson County
Batch# 19035 **DEEDWARR**
10/27/2017 02:02:09 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20171027-0110511

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC ROBERTSON COUNTY

MY COMMISSION EXPIRES OCTOBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Warren A. Sroka, a single man	New Owner	62 2B 34
(NAME)	(NAME)	
4028 Longfellow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172728

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Bradley Lee Martin, II and Amanda Marie Martin , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Warren A. Sroka, a single man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 118 on the Final Plan of Abbington Park, Phase One, Section One, of record in Instrument No. 20030328-0041019, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bradley Lee Martin II and wife, Amanda Marie Martin by Warranty Deed from Rachel L. Gammon nka Rachel L. Gammon Ball dated April 9, 2010 and filed of record in Instrument 20100423-0030751, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book Instrument 20030213-0020075, as amended in Instrument 20161027-0113738, and further amended in Instrument 20170124-0007830, and the By-Laws appended thereto of record in Instrument 20030303-0027406, said Register's Office for said County; Rights of others in and to common areas and/or elements, subject to a stormwater Detention Agreement of record in Instrument 20030109-0004246, Register's Office aforesaid, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4028 Longfellow Drive, Nashville, TN 37214
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of October, 2017

Bradley Lee Martin, II

Amanda Marie Martin

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bradley Lee Martin, II and Amanda Marie Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of October, 2017.

Notary Public
My Commission Expires:

