Bill Garrett Davidson County
Batch# 19341 DEEDWARR
10/30/2017 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20171030-0110965

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, ____,

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alex M Jones and Laura M Jones	New Owner	126 16 0A 155.00
(NAME)	(NAME)	
6805 Bridgewater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Four Thousand And No/100 Dollars ($354,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Stepanchuk and Margaret Stepanchuk, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex M Jones and Laura M Jones, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Riverwalk Phase 1A, Section I and Phase 1B Section I, of record in Instrument No. 20011026-0117231, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian W. Johnson and wife, Ruth Johnson by Warranty Deed from Chad B. Whitaker and wife, Kelley E. Whitaker dated May 18, 2007 and recorded May 24, 2007 as Instrument No. 20070524-0061919, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Andrew Stepanchuck and Margaret Stepanchuck, husband and wife by Warranty Deed from Brian Johnson aka Brian W. Johnson and Ruth Johnson, husband and wife dated January 05, 2016 and recorded January 07, 2016 as Instrument No. 20160107-0001603, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-176993SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6805 Bridgewater Drive, Nashville, TN 37221

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, has 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.

Witness our hands this 26 day of October, 2017

Andrew Stepanchuk

Margaret Stepanchuk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew Stepanchuk and Margaret Stepanchuk, husband and wife, the 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 and official seal, this the 26th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 8, 2020

File Number: GRN-176993SSO

True Copy Certification

I, ___Amy Tidwell_____, do hereby make oath that I am a licensed 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.

Signature

State of _____TN_____

County of _____Williamson_____

Personally appeared before me, ___Julie Dyess_____[Name of Notary], a notary public for this county and state, ____Amy Tidwell_____[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/20

{Notary' Seal}

