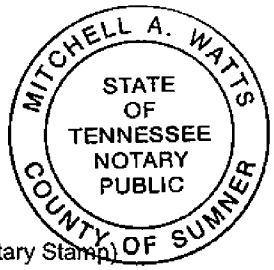
Bill Garrett Davidson County
Batch# 19852 DEEDWARR
10/31/2017 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20171031-0111683



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Caitlin Kay Boreczky
Affiant

Subscribed and sworn to before me, this 31st day of October, 2017.

Notary Public

My commission expires: 7.19.21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Caitlin Kay Boreczky and Beth Boreczky	Caitlin Kay Boreczky and Beth Boreczky	Part of 091-09-0-199.00
6366-B Alamo Place	6366-B Alamo Place	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Daniel Stephenson and Hannah Stephenson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Caitlin Kay Boreczky, unmarried and Beth Boreczky, unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6366 Alamo Place Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170208-0013111 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to Daniel Stephenson and Hannah Stephenson, husband and wife by Warranty Deed from Julius McDaniel Fulton and wife, Patsey Fulton of record in Instrument No. 20161222-0134508, Register's Office for Davidson County, Tennessee.

This Warranty Deed is being executed on behalf of Hannah Stephenson by Daniel Stephenson pursuant to a Specific Power of Attorney executed by her on the 12th day of October, 2017, of record as Instrument No. 20171024-0108825 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6366-B Alamo Place, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of October, 2017.

Daniel Stephenson

Hannah Stephenson by Daniel Stephenson her Attorney in Fact

Hannah Stephenson by Daniel Stephenson
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Daniel Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Hannah Stephenson as her attorney in fact.

Witness my hand and official seal this 31st day of October, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 30170301

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal