WARRANTY DEED

Bill Garrett Davidson County
Batch# 22091 DEEDWARR
11/03/2017 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.44
20171103-0113233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,550.00

Ashley Reis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Peter Orletzkiy and Kiana Carol Mari Orletzkiy	Amerifirst Financial	
(NAME) 904 Silkwood Circle	(NAME) 1550 E McKellips Rd, Ste 117	156050A02600CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mesa, AZ 85203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **JOSEPHINE SNOW, TRUSTEE OF THE JOEL AND JOSEPHINE SNOW TRUST U/A/D MARCH 6, 2008 AND AS AMENDED AND RESTATED ON MAY 21, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON PETER ORLETZKIY AND KIANA CAROL MARI ORLETZKIY, 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 Unit No.26 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 the same property conveyed by Warranty Deed from Danco Development, Inc. to Josephine Snow, Trustee of the Joel and Josephine Snow Trust U/A/D March 6, 2008, as recorded on the 16th day of September, 2015 in Instrument No. 20150916-0093777 and by Scrivener's Affidavit of record in Instrument No. 20171102-0112658, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 904 Silkwood Circle, Nashville, TN 37221
(House Number) (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.

Witness my hand this 31 day of October, 2017

JOEL AND JOSEPHINE SNOW TRUST U/A/D MARCH 6, 2008 AND AS AMENDED AND RESTATED ON MAY 21, 2014

BY: _____

JOSEPHINE SNOW, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Josephine Snow with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Joel and Josephine Snow Trust U/A/D March 6, 2006 and as Amended and Restated on May 21, 2014, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

