Bill Garrett Davidson County
Batch# 22826 DEEDWARR
11/06/2017 02:55:46 PM 2 pgs
Fees: $13.00 Taxes: $887.63
20171106-0114030

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joseph Cyprian &
5709 BRIARWICK COURT
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 087-05-0A-072.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly Jane Wilson, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Joseph D. Cyprian, and Edita S. Cyprian, husband and wife, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Plan of Farmingham Woods, Section 2, Phase II as of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Kelly Jane Wilson and Linda A. Baumann to Kelly Jane Wilson, as recorded on the 16th day of April, 2003 in Instrument No. 20030416-0050746 and Warranty Deed from Mark W. Curtis and wife, Teresa A. Curtis to Kelly Jane Wilson and Linda A. Baumann, both unmarried, as recorded on the 8th day of January, 1999 in Deed Book 11288, Page 205, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **5709 BRIARWICK COURT, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES. Her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of October, 2017.

WITNESS MY HAND on this the 31st day of October, 2017

Kelly Jane Wilson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kelly Jane Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of October, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $239,900.00.

AFFIANT

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

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: _____

File No: 170837