Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Bill Garrett
Batch# 29983
11/27/2017 02:39:36 PM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20171127-0120688

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bola Gabriel	Finworth Mortgage LLC	097-16-0A-113.00-CO
(NAME)	(NAME)	
4809 Peninsula Pointe Drive	2106 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Brian Slezinger and Elizabeth Davis Slezinger, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bola Gabriel, a single man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 113 on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel Brian Slezinger and Elizabeth Ann Davis husband and wife by General Warranty Deed from Cedric Tsakem Guevou, married, dated 09/24/2015, recorded 09/29/2015, of record in Instrument No. 20150929-0098958, in the Register's Office for Davidson County, Tennessee. For purposes of this conveyance, Elizabeth Ann Davis and Elizabeth Davis Slezinger are one and the same person.

Subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 841, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 9564, Page 693; (3) Supplement and Second Amendment of record in Book 9977, Page 359; (4) Supplementary Declaration of record in Book 10333, Page 219; (5) First Amendment to Declaration of record in Book 11258, Page 85; (6) Second Amendment to Bylaws of record in Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (7) Warranty Deed of Flowage and Roadway Easement of record in Book 3852, Page 639, in the Register's Office for Davidson County, Tennessee; (8) Easement of record in Book 3910, Page 247, in the Register's Office for Davidson County, Tennessee; (9) Deed of General Warranty, Flowage Easement and Roadway Easement of record in Book 3975, Page 452, in the Register's Office for Davidson County, Tennessee; (10) Boundary Plat of record in Book 7900, Page 854, in the Register's Office for Davidson County, Tennessee; (11) Amendment to the Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 10973, Page 39, in the Register's Office for Davidson County, Tennessee; (12) Bylaws of The Peninsula Homeowners Association, Inc., of record in Book 11181, Page 371, in the Register's Office for Davidson County, Tennessee; (13) First Amendment to Bylaws of The Peninsula Homeowners

Association of record in Instrument No. 200008220083193, in the Register's Office for Davidson County, Tennessee; and (14) Easement for the flow of Precy Priest Lake, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4809 Peninsula Pointe Drive, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of November, 2017.

Daniel Brian Slezinger

Elizabeth Davis Slezinger

State of Tennessee
County of Wilson

Personally appeared before me Daniel Brian Slezinger and Elizabeth Davis Slezinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122