THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013892** Bill Garrett Davidson County Batch# 31722 DEEDWARR 11/30/2017 11:29:30 AM 3 pgs Fees: $18.00 Taxes: $1,550.30 20171130-0122224	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Ryan M. Juzwiak and Jessika E. Juzwiak 5708 Hearthstone Lane Brentwood TN 37027-4314	Send Tax Bills To: ~~New Owner~~ Access National Mortgage 1800 Robert Fulton Dr. Ste 350 Reston, VA 20191	Tax Information: Tax Parcel ID No. 16015001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jared D. Plunk and Lauren V. Plunk, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan M. Juzwiak and Jessika E. Juzwiak, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Resubdivision of Lots 171 & 172, Hearthstone Subdivision, Phase 1, of record in Book 5190, Page 797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jared D. Plunk and Lauren V. Plunk, husband and wife by Warranty Deed from Stephen P. Crump and Terry L. Crump, husband and wife, recorded on the 17th day of June, 2015 in Instrument No. 20150617-0057530, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 171 & 172, HEARTHSTONE, PHASE 1, as recorded in Plat Book 5190, Page(s) 797 and Plat Book 5200, Page 218, amended in Book 6252, Page 422.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5409, Page 485, Book 5479, Page 422 and Book 7053, Page 982.

Easement for Water Mains, recorded in Book 5666, Page 679 and Book 5715, Page 217.

This is improved property located at 5708 Hearthstone Lane Brentwood TN 37027-4314

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2017.

Jared D. Plunk

Lauren V. Plunk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared D. Plunk and Lauren V. Plunk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY