Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,500.00

Affiant

Subscribed and sworn to before me, this 27th day of November 2017.

Notary Public
My commission expires: 7-26-2021

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 31745 DEEDWARR
11/30/2017 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $963.85
20171130-0122258

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Dixon	First Community Mortgage	171 03 0B 288.00
601 Old Hickory Blvd, 105	262 Robert Rose Dr, Ste 101	
Brentwood TN 37027	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ryan Malen Juzwiak, married, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Stephanie Julia Dixon, a single woman hereinafter called the Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 50 on the Plan of Phase Two Section Townhomes of Fredericksburg as shown on plat of record in Book 9700 Page 967 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Ryan Malen Juzwiak by deed from Amy Cretin Childs f/ka Amy R. Cretin of record in Instrument No. 20120329-0026593 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Phase Two Section Townhomes of Fredericksburg as shown on plat of record in Book 9700 Page 967 Register's Office for Davidson County, Tennessee 3) Easement for Sewer and/or storm drainage in Book 7358 Page 643; Book 7993 Page 269; Book 9807 Page 431 4) Easement conveyed to State of Tennessee of record in Book 7851 Page 712 5) Dedication of Site Drainage Easement of record in Book 10012 Page 756 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in in Book 11550 Page 531 and amended in Book 11682 Page 75 and in any allied instruments(s) referred to in said restrictions. 7) Covenants, conditions, restrictions reservations,

easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8920 Page 65 and amended in Book 9500 Page 393; Book 9860 Page 840; Book 10394 Page 541; Book 10126 Page 435; Book 10224 Page 983 and corrected in Book 10294 Page 850 further amended in Instrument No. 2000007180070558 re-recorded in Instrument No. 200507050076596 and in any allied instruments(s) referred to in said restrictions. 8) Restrictive covenants for Banbury of record in Book 7798 Page 843 9) Charter for Townhomes of Fredericksburg HOA of record in Book 10126 Page 430; Book 11550 page 529 of record in Book Page 10) By-Laws of Fredericksburg Homeowners Association of record in Book 8920 page 45 and amended in Book 1094 Page 539 and Book 11550 Page 554 11) By-Laws for Townhomes of Fredericksburg Homeowners Association in Book 10126 Page 486 and amended in Book 10275 Page 959

This property is improved property known as 601 Old Hickory Blvd, 105, Brentwood, Tennessee 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27 day of November, 2017.

Ryan Malen Juzwiak

Jessika E. Juzwiak, who joins in this conveyance for the sole purpose of conveying any marital interest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Malen Juzwiak and Jessika E. Juzwiak, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 27th day of November, 2017.

Notary Public

My Commission expires: 12/5/19
FILE NO: 10302

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

