FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **November 29, 2017.** Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Bill Garrett Davidson County
Batch# 32205 **DEEDWARR**
12/01/2017 09:37:31 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171201-0122615

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0463**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Stanislawski and Elizabeth Stanislawski	new owners	**181-1-B-146.00 CO**
(NAME) **6712 Sunnywood Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(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, **Sonya L. Nixon and husband, Todd A. Gotshall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Stanislawski and John Stanislawski, wife and husband,** 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 Lot No. 11, on the Plan of Phase Two 2nd addition to Sugar Valley, an rS-10 cluster lot subdivision, a planned unit development, of record in Instrument No. 20060322-0032604, 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 to Sonya L. Nixon by Deed recorded on June 11, 2007 in Instrument: 200706110069619.

Being the same property conveyed to Sonya L. Nixon, a married woman, by Quitclaim Deed from Sonya L. Nixon, a married woman joined by her spouse, Todd Allen Gotshall, filed of record in Instrument No. 20160902-0092940, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6712 Sunnywood Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (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.

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

Sonya L. Nixon

Todd A. Gotshall

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sonya L. Nixon and Todd A. Gotshall**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **November, 2017**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DVRES-17-6712