WARRANTY DEED

Bill Garrett Davidson County
Batch# 50248 **DEEDWARR**
01/23/2018 09:42:56 AM 2 pgs
Fees: $13.00 Taxes: $1,390.83

20180123-0006783

KAYLA E LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF Wilson

$375,700.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$370,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018.

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
Matthew Jehnke	new owner	09109R00100CO
(NAME)	(NAME)	
5914 Maxon Avenue, C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Stephen T. Groner and Margot A. Groner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Jehnke and Tawni Jehnke, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 3, of the HOMES ON MAXON 3 AND 4, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160715-0073111, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen T. Groner and Margot A. Groner, husband and wife by Warranty Deed from White Pines Building Group LLC, a Tennessee Limited Liability Company, dated 01/20/2017, recorded 01/23/2017, of record in Instrument No. 20170123-0007284, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Instrument No. 20160708-0069806; Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20160715-0073111 and Assignment of Developer's Rights Under Declaration of record in Instrument No. 20160805-0081716; Deed Restrictions contained in Special Warranty Deed of record in Instrument No. 20031002-0145372; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4014, Page 705, in the Register's Office for Davidson County, Tennessee.

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 5914 Maxon Avenue, C, Nashville, TN 37209

File No.: 01288-41497
SMG TN Warranty Deed

(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), their heirs and/or 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), their heirs and/or 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 19th day of January, 2018.

Stephen T. Groner by Jessica Neider
Attorney in Fact
Stephen T. Groner by Jessica Neider
Attorney in Fact

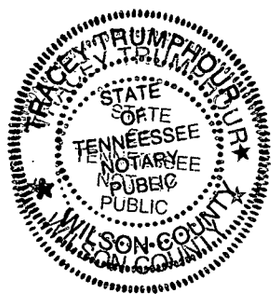
Margot A. Groner by Jessica Neider
Attorney in Fact
Margot A. Groner by Jessica Neider
Attorney in Fact

State of Tennessee
County of Wilson

On this 19th day of January, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jessica Neider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Stephen T. Groner and Margot A. Groner, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number 20180123-0006782, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 19th day of January, 2018.

Notary Public
My Commission Expires: 5.17.21



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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-5914C