WARRANTY DEED

Bill Garrett Davidson County
Batch# 51517 **DEEDWARR**
01/25/2018 10:45:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180125-0007818

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9·16·2020

(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
Kenneth Wallace	US Bank, NA	064-08-OA-063.00
(NAME)	(NAME)	
2087 Remington Park Road	PO Box 200027	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kennesaw, GA 30156-9246	
(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, **Michael Loren Bednarcyk, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Wallace, 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. 102 on the Plan of Section Two, Merritt Downs, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Loren Bednarcyk by Quitclaim Deed from Chelsea Mobley Bednarcyk, dated 09/13/2017, recorded 10/02/2017, of record in Instrument No. 20171002-0100337, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 20030904-0128443, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20010604-0057881, Amended and Restated Declaration of record in Instrument No. 20010702-0069864, First Supplementary Declaration to Amended and Restated of record in Instrument No. 20040330-0035673 and Bylaws of Merritt Down'a Homeowners Association, Inc., of record in Instrument No. 20010608-0060786, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee. Charter of Merritt Down'a Homeowners Association, Inc., of record in Instrument No. 20010608- 0060785, in the Register's Office for Davidson County, Tennessee. Restated Charter of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20040407-0039569, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 2087 Remington Park Road, Old Hickory, TN 37138
(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 my hand this 11th day of January, 2018.

Michael Loren Bednarcyk by Debra Beard his atty in fact

Michael Loren Bednarcyk by Debra Beard his atty in fact

State of Tennessee
County of Wilson

On this 11th day of January, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Debra Beard, 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 Michael Loren Bednarcyk, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20180125-0007817, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 11th day of January, 2018.

Tracey Trumphour

Notary Public

My Commission Expires: 5.17.21

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY