WARRANTY DEED

Bill Garrett Davidson County
Batch# 51955 DEEDWARR
01/26/2018 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20180126-0008515

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL) MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lukasz S. Wylezinski	F & M Bank	Map 83-3-Z
(NAME)	(NAME)	
2204 Greenwood Avenue	P. O. Box 451	Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SBE Partners,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lukasz S. Wylezinski, an unmarried man,** 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 Unit (s) B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2202 Greenwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20151103-0111731, Register's office for Davidson County Tennesee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lukasz S. Wylenzinski, an unmarried woman by Warranty from SBE Partners, filed for record as Instrument No. N/A, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2204 Greenwood Avenue, Nashville, TN 37206
(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 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.

Witness my/our hands this 24th day of January, 2018.

SBE, Partner

By: _____
Robert L. Scruggs, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Authorized Agent of SBE Partner,** the within named bargainor, and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as a Authorized Agent

WITNESS my hand and seal this 24th day of January, 2018.

_____
Notary Public

My Commission Expires: 3.6.2018

File No.: 38502

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018