WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Taylor Alexis Guidi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Thomas Zupancic	Access National Mortgage	071-08-0-360.00
(NAME)	(NAME)	
513 Edwin Street	1800 Robert Fulton Dr Ste 350	071-08-0-360.00
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37207	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Jonathan K. Cressman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Zupancic, an unmarried man and Taylor Alexis Guidi, an unmarried woman, Joint Tenants with Right of Survivorship, 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. 37, on the Plan of Section Two, Rawls Tract Subdivision, of record in Plat Book 1424, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 37, fronts 50, feet on the Northerly side of Edwin Avenue and runs back between parallel lines 184 feet to a dead line.

BEING the same property conveyed to Jonathan K. Cressman, a single person by Warranty deed from Winward Properties, Inc. of record in Instrument No. 20140919-0086180, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 513 Edwin Street, Nasvhille, TN 37207
(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.

Bill Garrett Davidson County
Batch# 57033 DEEDWARR
02/08/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20180208-0012951

Witness my hand this 7th day of February, 2018.

Jonathan K. Cressman

STATE OF TENNESSEE

COUNTY OF

On this 7th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jonathan K. Cressman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 22, 2019

Notary Public, Elizabeth Leonberger

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY