WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/17/2021

(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
Steven Difazio	Steven Difazio	063 16 0B 117.00
(NAME)	(NAME)	
P. O. Box 377	P. O. Box 377	
(ADDRESS)	(ADDRESS)	
Lewis Run, PA 16738	Lewis Run, PA 16738	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 61156 **DEEDWARR**
02/21/2018 01:38:54 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20180221-0016539

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, **Daniel L. Ogren and Yvonne L. Ogren**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven Difazio and wife, Brandon Difazio**, 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 Lot 199 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Page 550 through 552, as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, 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 Daniel L. Ogren and Yvonne L. Ogren by Warranty Deed from Garry P. Lacivita and Kimberly M. Lacivita, dated May 22, 2003 and recorded May 28, 2003 of record in Instrument No. 20030528-0071797, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6900, Page 550 through 552, as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, in Book 7351, Page 852 and Amendment recorded in Book 7451, Page 739 and Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (2) Agreement for Dedication of Easement recorded in Book 11030, Page 740 and Book 11030, Page 785 and Book 8567, Page 179 in the Register's Office of Davidson County, Tennessee. (3) Charter of Chitwood Downs Homeowners Association recorded in Book 7431, Page 204, in the Register's Office of Davidson County, Tennessee. (4) Charter of Hampton Park Homeowners Association recorded in Book 8517, Page 762 and Amendment recorded in Book 8833, Page 216, in the Register's Office of Davidson County, Tennessee. (5) Quitclaim Deed to Hampton Park Homeowners Association (formerly Chitwood Downs Homeowners Association) recorded in Book 8207, Page 276, in the Register's Office of 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 1225 Springwood Drive, 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 our hands this 16th day of February, 2018.

Daniel L. Ogren

Yvonne L. Ogren

State of Tennessee
County of

Personally appeared before me Daniel L. Ogren and Yvonne L. Ogren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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