Bill Garrett Davidson County
Batch# 65880 DEEDWARR
03/06/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20180306-0021131

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $329,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of March, 2018.<br><br>Notary Public<br><br>My commission expires: 7/2/18 |
| (Notary Stamp) | |

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Roger F. Kostiw and Nicolette M. Kostiw | New Owner | 086-04-0D-020.00-CO |
| 2101 Gina Lane | | |
| Hermitage, TN 37076 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Dakota J. Blair and Lisa V. Blair (fka Lisa V. Roach), husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Roger F. Kostiw and Nicolette M. Kostiw, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of Final Plat of Tulip Reserve Subdivision, of record as Instrument No 20091211-0113296 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Dakota J. Blair and Lisa V. Roach, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from George Dunn General Contractor, Inc of record as Instrument No. 20130501-0043480 Register's Office for Davidson County, Tennessee; the said Dakota J. Blair and Lisa V. Roach having since married and the said Lisa V. Roach is now known as Lisa V. Blair.

This is improved property known as 2101 Gina Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Final Plat of Tulip Reserve Subdivision of record as Instrument No. 20091211-0113296 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of March, 2018.

Dakota J. Blair

Lisa V. Blair

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dakota J. Blair and Lisa V. Blair, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of March, 2018.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001050-528

SP 11/2015

# True Copy Certification

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

Signature

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY