NEW OWNER:
DEVAN E. SHADE
624 HARDIN SHIRE DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
CASTLE & COOKE MORTGAGE, LLC
49 MUSIC SQUARE WEST, SUIT 502
NASHVILLE, TN 37212

Map & Parcel
064130A028.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0292

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 76154 **DEEDWARR**
04/04/2018 09:43:28 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20180404-0031488

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHANIE SOWIENSKI and DANIEL SOWIENSKI, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DEVAN E. SHADE, a single woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 28 on the Plan of Villages at Southfork, a Planned Unit Development, as shown on the plat of the same of record in Plat Book 6900, Page 482, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to STEPHANIE SOWIENSKI and DANIEL SOWIENSKI, wife and husband by Warranty Deed from Jimmy D. McCord and Mary E. McCord, as joint tenants with right of survivorship, dated May 9, 2016, and of record in Instrument No. 20160511-0046746, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Jimmy D. McCord and Mary E. Northcutt, as joint tenants with right of survivorship by Deed from John W. Johnson, II and wife, Lisa Napier Johnson, dated April 27, 2000, and of record in Instrument No. 20000428-0042114, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **624 HARDIN SHIRE DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 482, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of March, 2018.

STEPHANIE SOWIENSKI

DANIEL SOWIENSKI

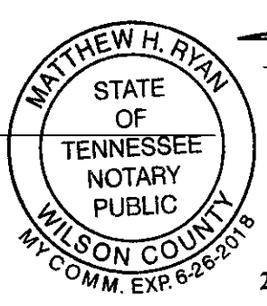
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEPHANIE SOWIENSKI and DANIEL SOWIENSKI**, 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.

WITNESS my hand and official seal at office this 30th day of March, 2018.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of March, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018