Return To: 18-0096
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 76966 **DEEDWARR**
04/06/2018 01:49:46 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20180406-0032626

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Alex Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: _____
(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
Nicholas Kniazewycz	Wilson Bank & Trust	096-06-O-059.00
(NAME)	(NAME)	
2728 McCampbell Ave	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jack R. Billington and wife, Barbara Ann R. Billington**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Kniazewycz, an unmarried man and Sean Louk, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being part of a tract marked "Reserved" on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for said County, lying immediately north of Lot 71, shown on said plan, and described as follows:

Beginning at a point at the common northerly or rear corner of Lots 70 and 71 on said plan; thence northwesterly along the line between said lots, if extended, 159 feet more or less to the southerly margin of McCampbell Avenue; thence northeasterly along the margin of said Avenue 85 feet to a point; thence southerly along the line between lots 71 and 72, if extended, 159 feet more of less to the common rear or northerly corner of Lots 71 and 72; thence westerly along the rear line of Lot 71, 85 feet to the beginning.

Being the same property conveyed to Jack R. Billington and wife, Barbara Ann R. Billington by Warranty Deed from Grady Woodson and wife, Juanita P. Woodson, dated 01/15/1951 recorded 01/15/1951, of record in Book 1938, Page 303, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 35, in the Register's Office for 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 2728 Mccampbell Avenue, Nashville, TN 37214
(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), their heirs and/or 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), their heirs and/or 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 29th day of March, 2018.

Jack R. Billington

Barbara Ann R. Billington

State of Tennessee
County of Smith

Personally appeared before me Jack R. Billington and Barbara Ann R. Billington, 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 29th day of March, 2018.

Notary Public Marilyn C. Newman
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