Bill Garrett Davidson County
Batch# 84952 DEEDWARR
04/26/2018 02:50:56 PM 2 pgs
Fees: $13.00 Taxes: $2,293.63
20180426-0039489

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810351

**WARRANTY DEED**

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018.

NOTARY PUBLIC

My commission expires: 9/7/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allison Rose Walsh and Stephen Joseph Salwierak<br>1104 Graybar Lane<br>Nashville, TN 37204 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Lake, SC 29707 | 118-09-0-111.00 |

FOR AND IN CONSIDERATION of the sum of Six Hundred Nineteen Thousand and Nine Hundred Dollars and 00/100 Dollars ($619,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THEODORE KARPYNEC AND CHRISTINA KARPYNEC, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALLISON ROSE WALSH AND STEPHEN JOSEPH SALWIERAK, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 21, 22 and the Easterly one-half of Lot No. 23 on the Plan of Map Showing Subdivision of the Draughon Tract, of record in Plat Book 974, page 39, 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 Lots Nos. 21, 22 and the Easterly part of Lot No. 23 front together 75.0 feet on the Northerly side of Graybar Lane and run back between parallel lines 174.0 feet to a dead line.

Being the same property conveyed to Theodore Karpynec and Christina Karpynec, husband and wife, by Warranty Deed from Latif Dharamsi and wife, Kristen Lynne Reeslund aka Kristen Dharamsi, dated 3/26/2015, recorded 4/1/2015, of record in Instrument No. 20150401-0028288, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1104 Graybar Lane, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of April, 2018.

**THEODORE KARPYNEC**

**CHRISTINA KARPYNEC**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Theodore Karpynec and Christina Karpynec, 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 seal, this the 25th day of April, 2018.

Notary Public

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19