Bill Garrett Davidson County
Batch# 85951 DEEDWARR
04/27/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20180427-0040004

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Affiant

Subscribed and sworn to before me this 26th day of April, 2018.

Notary Public
My commission expires: 3/13/22

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Onuscheck, Jr. 5548 Kendall Dr. Nashville, TN 37209	Triumph Mortgage 1125 Schilling Blvd E Ste 107 Collierville, TN 38017	103-06-0-086

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paige Bernick, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **David Onuscheck Jr. and Caitlin Forrest Onuscheck, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Brookside Court Subdivision of record in Book 1424 Page 145 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 Paige Bernick, an unmarried woman by deed from Emily Carter, unmarried of record in Instrument No. 20150922-0096447 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Plat- All matters appearing on the plan of Brookside Court Subdivision of record in Book 1424 Page 145, Register's Office for Davidson County, Tennessee.

2. Driveway Easements of record in Book 5302 Page 831 and Book 5127 Page 466.

This property is improved property known as 5548 Kendall Drive, Nashville, TN 37209

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of April, 2018.

Paige Bernick

John David Watkins, who joins in this conveyance for the sole purpose of waiving any marital interest he has in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2018, before me personally appeared Paige Bernick and John David Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of April, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201804270040004

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

