# WARRANTY DEED

Bill Garrett Davidson County
Batch# 90808 DEEDWARR
05/10/2018 12:55:44 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20180510-0044952

File No. TE0004004

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brittany Leigh Majewski and Matthew Ryne Majewski | NEW OWNER | 073-13-0T-002.00-CO |
| (NAME) 2009 B Forrest Green Drive | (NAME) | |
| (ADDRESS) Nashville, TN, 37216 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brandon Vance, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Leigh Majewski and Matthew Ryne Majewski, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2009 Forrest Green Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170803-0079328 and being shown on Plat attached thereto as Exhibit "B", 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 Eleanor W. Fulghum, a widow by Warranty deed from Harlan Construction Company, Inc of record in Book 3828, page 191, Register's Office for Davidson County, Tennessee, dated October 30, 1964 and recorded on November 02, 1964.**

**The said Eleanor Waline Fulghum, having since died on January 26, 1987 leaving said property to John W. Fulghum, son, by Will of Record in Book 7563, Page 809 and Affidavits of Heirship of record -in Instrument Numbers 20020117-0007283 and 20020117-0007284, Register's Office for Davidson County, Tennessee.**
**Being a portion of the same property conveyed to James Maitland by Substitute Trustee's deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee of record in Instrument No. 20170228-0019859 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 28, 2017**

**Being a portion of the same property conveyed to Empire Real Estate, LLC, a Tennessee Limited Liability Company by Quitclaim deed from James Maitland, an unmarried man of record in Instrument No. 20170310-0023828 Register's Office for Davidson County, Tennessee, dated March 07, 2017 and recorded on March 10, 2017.**

**Being a portion of the same property conveyed to Brandon Vance, married by Warranty deed from Empire Real Estate, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170612-0058828 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 12, 2017.**

Said property is not a marital residence for the Grantor or his spouse or any dependent children.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2009 B Forrest Green Drive, Nashville, TN 37216

| (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 8th day of May, 2018.

Brandon Vance

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Vance, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of May, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY