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Bill Garrett Davidson County
Batch# 94675 DEEDWARR
05/21/2018 10:58:41 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20180521-0048334

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Clay L. Teter and Kimberly S. Teter 6585 Stableford Lane Franklin, TN 37069	New Owners	128130a22100co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Gary Michael Mryncza, Administrator of the The Estate of Judith Mryncza, Gary Michael Mryncza, individually, Zachary Francis Mrytncza and Sean Patrick Mryncza a/k/a Sean P. Mryncza (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Clay L. Teter and Kimberly S. Teter, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A condominium Apartment in Davidson County, Tennessee, being Unit No. 221 of the Westfield Condominiums (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, established by the Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, and Book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description , together with the Said Apartments' appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Judith Mryncza, unmarried, by Warranty Deed from Wanda Wilson, unmarried of record in Instrument Number 20120824-0076366. Judith Mryncza having since died intestate leaving Gary Michael Mryncza, Zachary Francis Mryncza and Sean Patrick Mryncza as her only heirs-at-law as established by Probate File 18P294, Probate Court Clerk's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Sean P. Mryncza executed by him and being filed for record simultaneously herewith. Sean Patrick Mryncza and Sean P. Mryncza are one and the same person.

An Affidavit of Heirship is being recorded simultaneously herewith.

This is improved real property located on 221 Westfield Drive, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. Matters shown on the plat of record in Book 6250, page 590; Book 6250, page 748; as amended in Book 6831, page 982, said Register's Office for Davidson County, Tennessee.
3. Charter of Hamlet/Westfield Condominiums HOA of record in Book 6746, page 677, Register's Office for Davidson County, Tennessee.

4. Easement executed by Westfield HOA to Comcast of record in Instrument No. 20151130-0120253, said Register's Office for Davidson County, Tennessee.
5. Easements of record in Book 4851, page 918; Book 6551, page 981; Book 6551, page 988 and Book 7803, page 694, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.
7. Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; Book 9608, page 719; Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $180,000.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 14 day of May, 2018.)
( )
( )
(My Commission Expires: Notary Public)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 15, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of May, 2018.

THE ESTATE OF JUDITH MRYNCZA

BY: ADMINISTRATOR
Gary Michael Mryncza, Administrator

Gary Michael Mryncza, Individually

Zachary Francis Mryncza

Sean Patrick Mryncza a/k/a Sean P. Mryncza, By: Gary M. Mryncza ATTORNEY IN FACT
By: Gary Mryncza, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Gary Michael Mryncza with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administrator of The Estate of Judith Mryncza and that he as such Administrator execute the foregoing instrument for the purposes therein contained, by signing the name of the Estate as the Administrator.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of May, 2018.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Gary Michael Mryncza with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of May, 2018.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Zachary Francis Mryncza with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of May, 2018.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gary Mryncza with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Sean Patrick Mryncza a/k/a Sean P. Mryncza and who acknowledged that he executed the same as the free act and seed of the said Sean Patrick Mryncza a/k/a Sean P. Mryncza.

WITNESS my hand and official seal at Nashville, Tennessee this 14th day of May, 2018.

My Commission Expires: May 3, 2021

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires