RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett
Batch# 100602
06/05/2018 11:00:29 AM
Fees: $13.00 Taxes: $1,072.63

Davidson County
DEEDWARR
2 pgs

20180605-0053647

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8. 20. 2019

(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
Walter E. Wojcicki	New Owner	181-10-0E-040.00
(NAME)	(NAME)	
5568 Prada Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Katie B. Winters, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Walter E. Wojcicki and Jan M. Wojcicki, husband and wife**, hereinafter called the GRANTEE (S), 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 all of Lot No. 40 on the Plan of Phase Two, Section Two, High Point of record in Plat Instrument No. 201408210076394, 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 Katie B. Winters, a single woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 11/03/2015, recorded 11/05/2015 of record in Instrument No. 20151105-0112989, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument No. 201408210076394; Covenants, conditions, easements and restrictions of record in Instrument No. 20110603-0042709, Amendment to Declaration of record in Instrument No. 20170811-0082700, Fifth Supplement of record in Instrument No. 20150622-0059582, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement contained in Special Warranty Deed of record in Instrument No. 20080214-0014939; Easement contained in Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090309-0020470; Agreement for Dedication of Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020488; Agreement for Dedication of Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020517; Grant of Easement of record in Instrument No. 20090714-0065912; Agreement for Dedication of Easement for

Sanitary Sewers, Drainage, flow, and Appurtenances of record in Instrument No. 20090805-0073466; and Charter of High Point Homeowners Association, Inc., of record in Instrument No. 20100113-0003233, 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 5568 Prada Drive, Brentwood, TN 37027
(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), 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), 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 29th day of May, 2018.

Katie B. Winters

State of Tennessee
County of Wilson

Personally appeared before me Katie B. Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2018.

Notary Public _____
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY