Bill Garrett Davidson County
Batch# 106507 DEEDWARR
06/19/2018 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $332.84
20180619-0059004

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $80,955.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF JUNE, 2018. NOTARY PUBLIC MY COMMISSION EXPIRES 3/10/21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4767N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO if left blank please use the address of the new owner	MAP-PARCEL
Mike Mekhail		075-16-0-021.00
811 Netherlands Dr.		
Hermitage, TN 37076		

AURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

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,

VINCENT JOSEPH ROMANOWSKI, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIKE MEKHAIL, MARRIED

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37B on the Plan of Zone Lot Division, Lots 31 and 35-38, Meadows of Tulip Grove, Section Two, of record in Plat Book 6250, Page 999, amending Plat Book 6250, Page 754, 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 Vincent Joseph Romanowski, married by Warranty Deed from Neal C. Buchanan and wife, Gail A. Buchanan, of record in Instrument No. 20140801-0068639, Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 01, 2014. Vincent Joseph Romanowski having since divorced. The above described property never having been the primary residence of the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 811 Netherlands Dr., Hermitage, TN 37076

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 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 on the 16 th day of June, 2018.

*Vincent J Romanowski

Vincent Joseph Romanowski

STATE OF MS

COUNTY OF DeSoto

Personally appeared before me, a Notary Public of said County and State, VINCENT JOSEPH ROMANOWSKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of June, 2018

Sarah Bain Ross

Notary Public

My Commission Expires: Aug 2020

SARAH BAIN-ROSS
NOTARY PUBLIC
ID No. 117808
Commission Expires
Aug 30, 2020
STATE OF MISSISSIPPI
DE SOTO COUNTY

File #: 18-4767N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

