Bill Garrett Davidson County
Batch# 106861 DEEDWARR
06/20/2018 12:52:51 PM 5 pgs
Fees: $38.00 Taxes: $3,358.68
20180620-0059461

Record & Return to
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2078

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $907,750.00

Affiant

Subscribed and sworn to before me, this the 15 day of June, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Harvey Paine and Elizabeth Bowden Paine 4957 Tyne Ridge Court Nashville, TN 37220	New owner	146-5-20.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Steven J. Serra, an unmarried man, and Julie G. Serra, an unmarried person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Harvey Paine and Elizabeth Bowden Paine, husband and wife and as tenants by the entirety,** hereinafter called the Grantee(s), his/her/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. 38, on the Plan of Resubdivision of Lot 38, Treemont, as of record in Instrument No. 200005310053943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven J. Serra and Julie G. Serra, husband and wife by Warranty Deed from Robert H. Chilton, IV and Jennifer G. Chilton, both unmarried, dated April 5, 2016, recorded April 8, 2016, of record in Instrument No. 20160408-0033897, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4957 Tyne Ridge Court, Nashville, TN 37220.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of June, 2018.

GRANTOR:

See attached
Steven J. Serra

Julie G. Serra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven J. Serra the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ___ day of June, 2018.

See attached
Notary Public
My Commission expires: _____

STATE OF NEW YORK
COUNTY OF QUEENS
TC Kings

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie G. Serra, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2018.

Notary Public
My Commission expires: 02/06/2021

TONY CHAN
Notary Public – State of New York
NO. 01CH6353962
Qualified in Kings County
My Commission Expires Feb 6, 2021

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of June, 2018.

GRANTOR:

Steven J. Serra

see attached

Julie G. Serra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven J. Serra the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of June, 2018.

STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019 DEBORAH L. BISSELL

Notary Public
My Commission expires: 4-28-19

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie G. Serra, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ____ day of June, 2018.

see attached

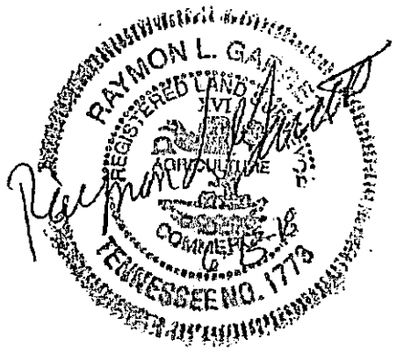
Notary Public
My Commission expires: _____

LEGAL DESCRIPTION
4957 Tyne Ridge Court
City of Oak Hill, Davidson County, Tennessee

Being a certain Tract or Parcel of land lying and being in the 16th Civil District of Davidson County, Tennessee, being the Steven J. Serra and wife Julie G. Serra Property, as recorded in Instrument No. 20160408-0033897, R.O.D.C., appearing as Lot 38, Treemont, Resubdivision of Lot 38, as recorded in Instrument No. 20000531-0053943, R.O.D.C., being Parcel I.D. 14605002000, and is more particularly described as follows:

Beginning at an Iron Rod Found in the West Private Drive Easement Line for Tyne Ridge Court, said Iron Rod being the NorthEast Property Corner of the aforementioned Steven J. Serra and wife Julie G. Serra Property, Lot 38 Treemont, and being the SouthEast Property Corner of the D. Sandra Griffith Property as recorded in Instrument No. 20111019-0081171, R.O.D.C., being Lot 39 Treemont, as recorded in Book 6250, Page 897, R.O.D.C., being Property I.D. 14605001900, and being on the West Line of the Fair Lane Properties, LLC Property, as recorded in Instrument No. 20150602-0051402, R.O.D.C., being Lot 28 Treemont, as recorded in Book 6250, Page 897, R.O.D.C., being Parcel I.D. 14605002200; thence, following said Tyne Ridge Court West Private Drive Easement, S11°-19'-11"W, 149.68 feet to an Iron Rod Found, said Iron Rod being the SouthWest Corner of the aforementioned Lot 28 Treemont, and being the SouthEast Corner of the Herein Described Tract, and being on the North Line of the Heinro Van Zyl and Thomas J. Brown Property as recorded in Instrument No. 20140707-0059649, R.O.D.C., being Lot 37 Treemont as recorded in Book 6250, Page 897, R.O.D.C., being Parcel I.D. 14605002100; thence, following the aforementioned Lot 37 North Line, N78°-38'-36"W, 414.48 feet to a found Concrete Monument, said Monument being the NorthWest Property Corner of the aforementioned Lot 37, and being the SouthWest Corner of the Herein Described Tract, and being the NorthEast Corner of the Dr. T. B. Boyd, III, Property, as recorded in Book 7731, Page 198, R.O.D.C, being Lot 29 Treemont as recorded in Book 6250, Page 897, R.O.D.C., being Parcel I.D. 14609001500, and being on a Line of the Alexander R. Willis and Ragan Anderson Property as recorded in Instrument No. 20100914-0072855 and Instrument No. 20130211-0013608, R.O.D.C., respectively, and being part of Lot 8, Block C, Bridle Path Estates as recorded in Book 974, Page 79, R.O.D.C., being Parcel I.D. 14605000800; thence, following the Line of the aforementioned Willis and Anderson Property the following three (3) calls: (1) N72°-25'-38"E, 83.43 feet to an Iron Rod Found, (2) N11°-21'-51"E, 109.37 feet to an Iron Rod Found, (3) S78°-38'-09"E, 120.00 feet to an Iron Rod Found, said Iron Rod being the SouthWest Property Corner of the aforementioned D. Sandra Griffith Property, Lot 39 Treemont; thence following said Lot 39 South Line, S78°-38'-09"E, 221.35 feet to an Iron Rod Found, being the Point of Beginning, containing 52,583.76 Square Feet or 1.21 Acres, more or less.

Legal Description Prepared by:
Tri-Star Surveying Services
Raymon L. Garrett, R.L.S. #1773

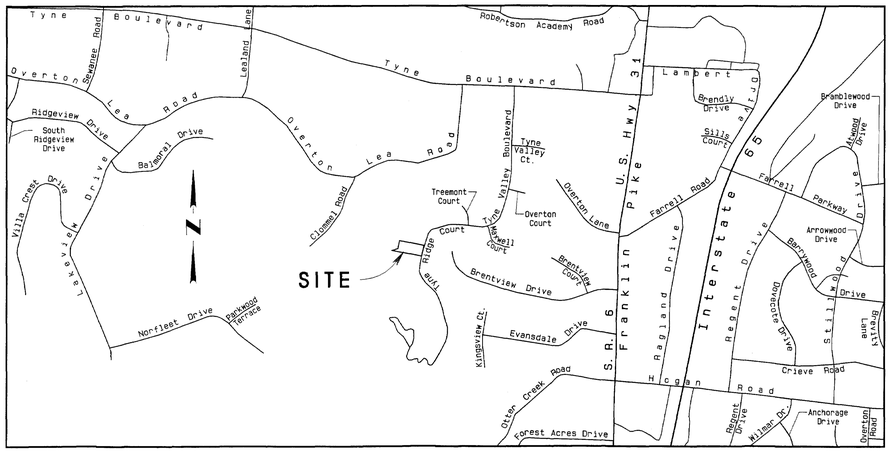


ALTA/NSPS CERTIFICATION

To Robert Harvey Paine and Elizabeth Bowden Paine and
First American Title Insurance Company:

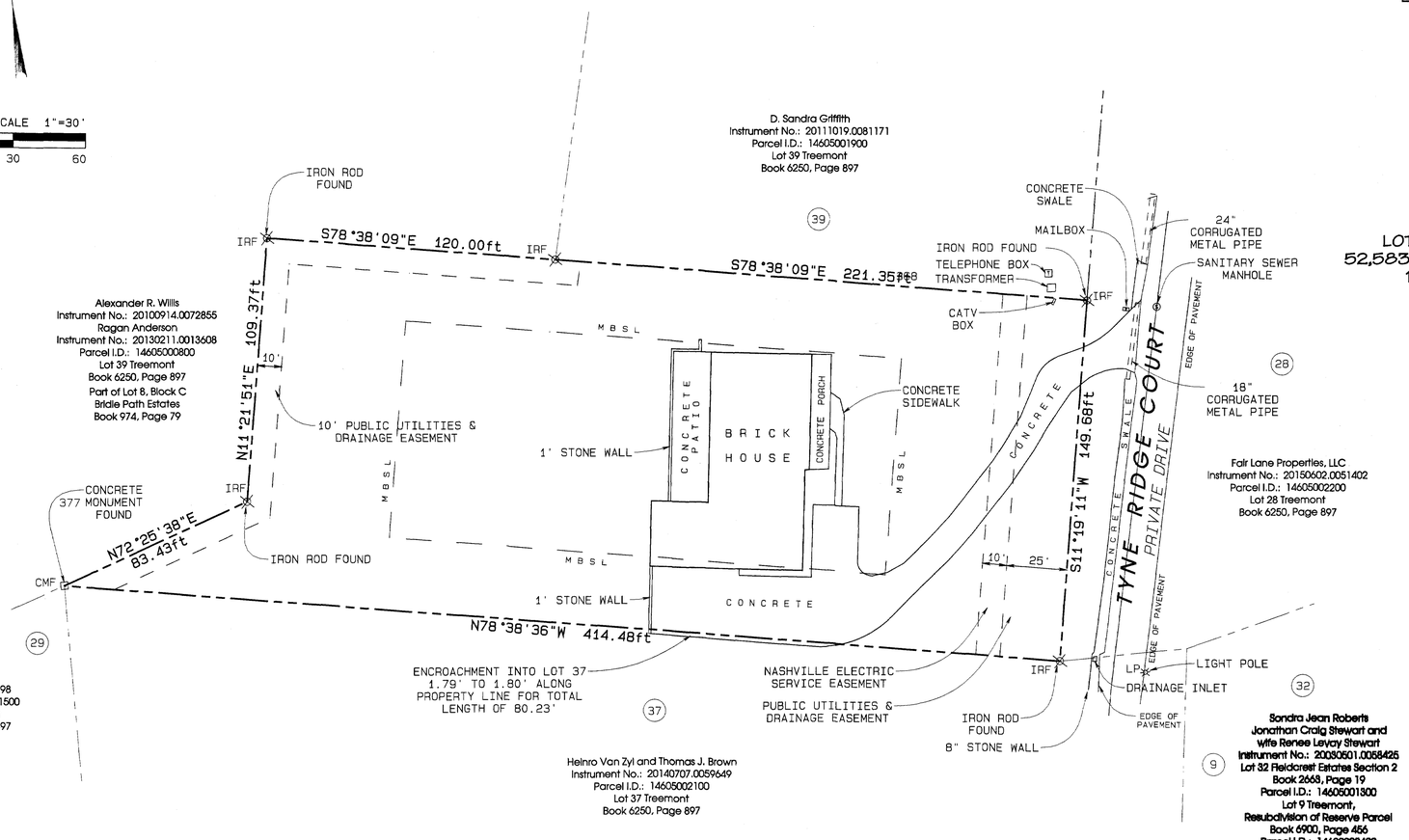
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items from Table A as follows:

Numbers 1, 2, 3, 4, a portion of no. 6: current zoning classification, and Minimum Building Setback requirements for the City of Oak Hill, Davidson County, TN, listed in Note 7 and shown graphically on the drawing of the Survey, a portion of no. 11: observed location of utilities existing on or serving the property, being evidence of subterranean uses, which do not appear to match those shown on the Plat of Record: Resubdivision of Lot 38 Treemont, Instrument No. 20000531-0053943, therefore, the exact location of underground utilities should be confirmed by public utility owner or private utility owner, whichever the case may be, no. 13, and no. 18 as specified in Note 6 shown on the drawing. The fieldwork was completed on June 11, 2018.



VICINITY MAP
NOT TO SCALE

SCALE 1"=30'
0 30 60



LOT 38 AREA:
52,583.76 Square Feet
1.21 Acres

NOTES:

1. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners no less than three (3) nor more than ten (10) working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown hereon were located using available above ground evidence only. The existence or nonexistence of said utilities and any other utilities which may be present on this site, or adjacent sites, should be confirmed with the utility owner.
3. Parcels are subject to all easements as shown and any other easements and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
5. Water service, domestic and fire protection, are provided by Metropolitan Government of Nashville and Davidson County, Tennessee, Metro Water Services. Electric power provided by Nashville Electric Company (N.E.S.).
6. This property is not included in areas designated Special Flood Hazard as shown on Federal Flood Insurance Rate Map No. 47035I, Panel No. 0358H, Zone X, revised April 5, 2017.
7. This property is Zoned Residential C with Minimum Building Setbacks (MBSL) as follows:
   .... 75' Front,
   .... 60' Rear,
   .... 30' Side.

OWNER: Steven J. Serra and wife Julie G. Serra
ADDRESS: 4957 Tyne Ridge Court
Nashville, TN 37220
Instrument No.: 20160408.0033897
Parcel I.D.: 14605002000
Resubdivision of Lot 38 Treemont
Instrument No.: 20000531.0053943

LEGEND

IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
———	PROPERTY LINE
— — —	EASEMENT LINE
—X—X—X—	FENCE LINE
—T—T—	ELECTRIC - TELEPHONE LINE
——— — ———	CENTER LINE

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category "I" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon.

RAYMON L. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1773

TRI.STAR SURVEYING SERVICES
Raymon L. Garrett, R.L.S. No. 1773
307 North Walnut Street
Murfreesboro, TN 37130, 615-217-8780

ALTA/NSPS LAND TITLE SURVEY

LOT 38 TREEMONT

4957 TYNE RIDGE COURT

Oak Hill, Davidson County, Tennessee
16th Civil District

DATE: June 2018 | SCALE: 1" = 30' | SHEET 1 OF 1