WARRANTY DEED

Bill Garrett Davidson County
Batch# 116617 **DEEDWARR**
07/16/2018 10:31:22 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180716-0068741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/30/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Braden Stuart Land and Donald Stuart Land	SAME	075 13 0 118.00
(NAME)	(NAME)	
3851 Bonnacreek Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Davidson, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Braden Stuart Land and Donald Stuart Land**, hereinafter called the Grantees, 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 295, Section Three, Hermitage Hills, as shown on plat of record in Plat Book 2900, Page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same lands conveyed to Andrew Davidson, unmarried from Bernard Strecansky and Rachael Strecansky, husband and wife by Warranty Deed dated July 27, 2007 and recorded July 31, 2007 as Instrument No. 20070731-0090615, in said Register's Office for Davidson County, Tennessee.

Further known as: 3851 Bonnacreek Drive, Hermitage, TN 37076

Parcel Id(s): 075 13 0 118.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: 1806-0446

unimproved ☐
This is improved ☒ property, known as 3851 Bonnacreek Drive, 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, 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, has 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 our hands this 10th day of July, 2018

Andrew Davidson

STATE OF TENNESSEE

COUNTY OF DeKalb

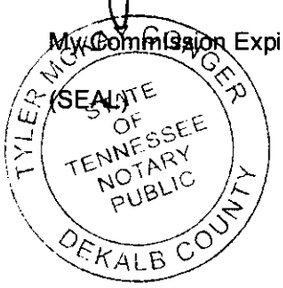
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Andrew Davidson, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2018.

Notary Public

My Commission Expires: 1/30/21

(SEAL)



File Number: 1806-0446