398

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616754** Bill Garrett Davidson County Batch# 116784 DEEDWARR 07/16/2018 03:27:18 PM 2 pgs Fees: $13.00 Taxes: $2,645.50 20180716-0068980	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2018. Notary Public My Commission Expires: 3/23/2021 STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Barbara Kerensky and Kirk Kerensky 9324 Vailwood Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ 1st Constitution Bank 2650 Route 130 Cranbury, NJ 08512	Tax Information: Tax Parcel ID No. 117-13-0E-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pete P. Fong and Anna Fong, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kirk Kerensky and Barbara Kerensky, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "C" , on the Horizontal Property Regime with Private Elements for Vailwood Commons Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to PETE P. FONG and wife, ANNA FONG, by deed from ERICH LUSSNIG, of record in Instrument No. 20061201-0148777, dated November 27, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-13-0E-003.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1130, page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20041230-0154868, said Register's Office.

This is improved property located at 9324 Vailwood Drive Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of July, 2018.

Pete P. Fong

Anna Fong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pete P. Fong and Anna Fong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018