Bill Garrett Davidson County
Batch# 134314 DEEDWARR
08/28/2018 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180828-0085427

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180619

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2018.

NOTARY PUBLIC

My commission expires: 2/15/2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Czuprynski 1013 A Spain Avenue Nashville, TN 37216	Same address as new owner	072-10-0-P-001.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID J. LAWVER,A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CRAIG CZUPRYNSKI, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150810-0079786, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to David J. Lawver, a single man, by Quitclaim Deed from 1013 Spain, LLC, a Wyoming Limited Liability Company, dated 2/17/2018, recorded 2/22/2018, of record in Instrument No. 20180222-0017085, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to 1013 Spain, LLC by Quitclaim Deed from David Lawver, a single man, dated 3/6/2017, recorded 3/9/2017, of record in Instrument No. 20170309-0023592, said Register's Office.

And being the same property previously conveyed to David Lawver, a single man, by Warranty Deed from 1013 Spain Avenue, LLC, dated 9/26/2016, recorded 9/30/2016, of record in Instrument No. 20160930-0103017, said Register's Office.

The address of the herein described property is believed to be 1013 A Spain Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of August, 2018.

DAVID J. LAWYER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, a Notary Public, David J. Lawver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of August, 2018.

S. GOKALGANDHI
Comm. #2222788
Notary Public·California
Alameda County
Comm. Expires Dec 20, 2021

Notary Public

S. GOKALGANDHI
Printed Notary Name

My commission expires: 12-20-21

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

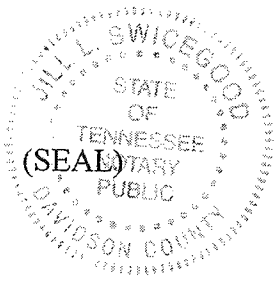
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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