Karen Y Johnson Davidson County
Batch# 136588 DEEDWARR
09/04/2018 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180904-0087255

WARRANTY DEED

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stanley Henry Janeczko, Jr.	Stanley Henry Janeczko, Jr.	021-00-0-131.00 & 021-00-0-132.00 & 021-00-0-134.00
(NAME)	(NAME)	
4320 Bernard Road	4320 Bernard Road	021-00-0-135.00 & 021-00-0-141.00 & 021-00-0-142.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	021-00-0-143.00 & 021-00-0-144.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stanley Marlar, Sr. and Julie Hoffman, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stanley Henry Janeczko, Jr., 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 the Easterly part of Lots No. 6 and 7; all of Lots 8, 9, 10, 11, 13, 14, 15 and 16, as shown by the Plat of Subdivision of the E. D. MacArthur Estate at the East End of Marrowbone Lake, as of record in Plat Book 974, Page 93, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron stake on the Northerly margin of Bernard Road and being the Southernmost corner of Lot no. 16 thence North 35 degrees 45' West 79 feet to a point at the Southernmost corner of Lot No. 12; thence Eastwardly along the line between Lots Nos. 12 and 14 a distance of 279 feet to a point; thence Northwardly along the center line of a 30 foot reserved right-of-way for a road a distance of 95 feet to a point being the common corner of Lots Nos. 10 and 12; thence Southerly 259 feet along the line between lots Nos. 10 and 12 to a point in the Northerly margin of Bernard Road; thence North 35 degrees 45' West 242 feet to a point; thence North 56 degrees 0' West 41.92 feet to a point; thence Northeastwardly 49.75 feet along the margin of the "Government Property" tract to a point; thence Northerly 57.67 feet along the margin of the "Government Property" tract to a point; thence Northeastwardly 259 feet and parallel with the Easterly line of Lots Nos. 6 and 7 to a point in a line between Lots Nos 5 and 7; thence Eastwardly along the 101.37 foot line between Lots Nos 5 and 7 to a point; thence Northeastwardly 50 feet to the common corner of Lots Nos 7 and 5; thence Southeastwardly 428.8 feet along the rear margin of Lots Nos. 7, 9, 11 and 13 to a point at the common corner of Lots Nos. 13 and 15; thence South 89 degrees 40' 369.76 feet with the creek to a point; thence South 56 degrees 30' West 441.75 feet to an iron stake; thence South 67 degrees 45' West 391.78 feet to the point of beginning.

BEING the same property conveyed to Stanley E. Marlar Sr. by Warranty Deed from Billy Joe Jenkins and wife, Peggy Joyce Jenkins, of record in Book 8209, Page 294, Register's Office for Davidson County, Tennessee, dated September 21st, 1990 and recorded on October 3rd, 1990.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4320 Bernard Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 22nd day of June, 2018.

Stanley Marlar, Sr.

Julie Hoffman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stanley Marlar, Sr. and Julie Hoffman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).