Karen Y Johnson Davidson County
Batch# 142005 DEEDWARR
09/17/2018 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20180917-0092228

WARRANTY DEED

GAIL L. FARLEY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: [illegible] 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett PC
Stewart Title Company Tennessee Division,1531 Hunt Club Blvd Ste 106 Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody L Jaworski	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	040-00-0-159.00
(NAME)	(NAME)	
4647 Whites Creek Pike	3701 Arco Corporate Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Vicki F. Fraser and husband, Thomas D. Fraser** hereinafter called the **GRANTOR(S),** have bargained and sold, and by these presents do transfer and convey unto **Cody L Jaworski, an unmarried man and Kristen R Downing, an unmarried woman,** hereinafter called the **GRANTEE(S)**, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of David Corlew Subdivision, of record in Plat Book 6250, Page 693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vicki F. Fraser and husband, Thomas D. Fraser, by Warranty Deed from Jerry C. Harlan and Wanda G. Harlan, dated 01/25/2006 recorded 01/27/2006, of record in Instrument No. 20060127-0010957, in the Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2018 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4647 Whites Creek Pike, Whites Creek, TN 37189
(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hands this 14th day of September, 2018.

Thomas D. Fraser

Vicki F. Fraser

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Fraser and Vicki F. Fraser the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2018.

Notary Public: Gail L. Farley
My Commission Expires: June 27, 2021
Wilson County, TN

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066

True Copy Certification

I, Christen Casarahi, 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.

Christen Casarahi

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Christen Casarahi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille

Notary's Signature

My Commission Expires: 05/22/2019

Notary' Seal (if on paper)

