WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148613 **DEEDWARR**
10/03/2018 02:16:17 PM 2 pgs
Fees: $13.00 Taxes: $1,083.73

20181003-0098275

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LYSSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James Donald Harper Jr.	Fairway Independent Mortgage Corporation	075-11-0A-050.00
(NAME)	(NAME)	
1240 Andrew Donelson Drive	4201 Marsh Ln	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Carrollton, TX 75007	
(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 Peter A. Pasterski and Sara Pasterski, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto James Donald Harper, Jr. and James Milo Waldrop, a married couple, 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 in Davidson County, Tennessee, being Lot No. 43, on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, 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 Peter A. Pasterski and Sara Pasterski, husband and wife by Warranty Deed from Keith A. Treesh and Kathy S. Treesh, husband and wife, dated 11/23/2016, recorded 12/02/2016 of record in Instrument No. 20161202-0126860, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, of record in Book 10337, Page 102, Declaration of Annexation of record in Book 11029, Page 414, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 6838, Page 485, Book 6838, Page 495, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9803, Page 670, Book 9820, Page 924, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, Page 771, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 9700, Page 88, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 11497, Page 601, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Instrument No. 20090115-0003848, in the Register's Office for Davidson County, Tennessee.

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 ☒ 1240 Andrew Donelson Drive, Hermitage, TN 37076
(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), his/her/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), his/her/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 our hands this 28th day of September, 2018.

Peter A Pasterski by

By: Sara Pasterski his atty in fact Date: 9-28-18
Peter A. Pasterski by Sara Paterski his atty in fact

Sara Pasterski

Sara Pasterski

State of FLORIDA
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Paterski 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of September, 2018.

Notary Public: Carmetha L. Hanks
My Commission Expires: 10-28-2019

Carmetha L. Hanks
Commission # FF931590
Expires: Oct. 28, 2019
Bonded thru Aaron Notary

State of FLORIDA
County of Broward

On this 28TH day of August, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sara Pasterski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Peter A. Paterski**, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf.

Notary Public
My Commission Expires: 10-28-2019

Carmetha L. Hanks
Commission # FF931590
Expires: Oct. 28, 2019
Bonded thru Aaron Notary

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 277698
Warranty Deed TN