Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1926

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2018

Notary Public

Commission Expires: 2/8/2021

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 149205 DEEDWARR
10/04/2018 01:41:03 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20181004-0098703

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fred DePerez 2021A Overhill Drive Nashville, TN 37215	new owner	131-02-0J-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Peter Wojtkiewicz and Jacqueline Wojtkiewicz, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fred DePerez, an unmarried man

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A, Overton Hills Condominiums II, a Condominium Development, establishing Lot No. 3, Block 6, on the Plan of Overton Hills, and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Overton Hills Condominium II of record in Instrument Number 20071018-0123856, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Peter Wojtkiewicz and Jacqueline Wojtkiewicz, husband and wife by Warranty deed from Jeffrey Sean McKinless, married of record in Instrument No. 20130613-0060404 Register's Office for Davidson County, Tennessee, dated June 05, 2013 and recorded on June 13, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2021A Overhill Drive, Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of October, 2018.

Peter Wojtkiewicz by Jacqueline Wojtkiewicz, his Attorney-In-Fact

Jacqueline Wojtkiewicz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Jacqueline Wojtkiewicz,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Peter Wojkiewicz** and acknowledged that he executed the same as the free act and deed of the said **Peter Wojkiewicz,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20181004-0098702, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

(Notary Seal)

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacqueline Wojtkiewicz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)