Karen Y Johnson Davidson County
Batch# 153271 DEEDWARR
10/22/2018 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20181022-0104694

18-CO-571

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Russell Jones	new owner @ address	
(NAME) 4029 Liberton Way	(NAME)	187-09-0A-038.00-CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL L. PYBAS AND EMILY JUNE WILSON PYBAS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL JONES, SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase Nine, Section One, Burkitt Village, of record in Instrument No. 20160609-0058547, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108490, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, GP, a Tennessee Partnership (aka Y & H Tennessee Partnership), of record in Instrument No. 20150528-0049353, Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015.

Being the same property conveyed to Paul L. Pybas and Emily June Wilson Pybas, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170703-0067046 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4029 Liberton Way, Nolensville, TN 37135
(House No.) (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 my/our hand(s) this the 22nd day of October, 2018

Paul L. Pybas

Emily June Wilson Pybas by Paul L. Pybas, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 22nd day of October, 2018, before me personally appeared Paul L. Pybas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emily June Wilson Pybas and who acknowledged he/she/they executed the same as the free act and deed of the said Emily June Wilson Pybas.

Witness my hand and official seal, this the 22nd day of October, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 22nd day of October, 2018, before me personally appeared Paul L. Pybas, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of October, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

True Copy Certification

I, **Susan Harville**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Harville** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

Notary' Seal (if on paper)