Karen Y Johnson Davidson County
Batch# 164322 DEEDWARR
11/21/2018 10:08:16 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63
20181121-0114512

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corey K. Burton	New Owner	098-06-0-A-158.00 CO
(NAME)	(NAME)	
1837 Bunting Way Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Joe Thomashefski and Jessica Thomashefski, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey K. Burton and Lakeshia D. Burton, husband and wife,** 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, TN, Being Lot No. 142, on the Final Plat, Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Joe Thomashefski and Jessica Thomashefski by Special Warranty Deed from Bank of America, N.A., dated June 20, 2013, of record in Instrument No. 20130710-0071256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plat of record in Instrument No. 20061207-0151485; Easement to TVA/ USA of record in Book 1291, page 99 and Book 1318, page 28; Easement for sanitary sewer and/ or storm drainage of record in Instrument No. 20030827-0124253 and Instrument No. 20050222-0019150; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20160212-0013729; Charter of Bridgewater Master Association of record in Instrument No. 20060223-0021110; All matters shown in Restrictions and By-Laws of record in Instrument No. 20051024-0128043; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1837 Bunting Way 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 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 15th day of November, 2018.

Joe Thomashefski

Jessica Thomashefski

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, Joe Thomashefski and Jessica Thomashefski, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 15th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28541

