Karen Y Johnson Davidson County
Batch# 165643 DEEDWARR
11/27/2018 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181127-0115455

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-640

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven P. Gawrys	Steven P. Gawrys	097020A24800CO
(NAME) 5153 Hereford Ct	(NAME) 5153 Hereford Ct	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL JON BELLA AND CHRISTIE ANN SULLINS, BOTH UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE GAWRYS, MARRIED, 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. 248 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a mroe complete and accurate description.

Being the same property conveyed to Michael Jon Bella and Christie Ann Sullins, both unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Lisa M. Weldon, an unmarried woman, dated April 10, 2015, recorded April 17, 2015, of record in Instrument No. 20150417-0034289, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4004 Hoggett Ford Road, Hermitage, TN 37076
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 26th day of November, 2018.

Michael Jon Bella

Christie Ann Sullins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of November, 2018, before me personally appeared Michael Jon Bella and Christie Ann Sullins to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of November, 2018.

Commission Expires: _____

Notary Public

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

True Copy Certification

I, **Susan Jackson**, 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.

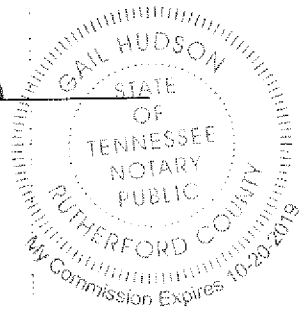
Signature

State of Tennessee

County of Williamson

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

Notary's Signature



My Commission Expires: _____

Notary' Seal (if on paper)