WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169131 DEEDWARR
11/30/2018 01:40:56 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20181130-0117002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Amy Queterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2018.

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 11/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 NUMBERS
Simon Gugala	Same as New Owner	108120B02000CO
(NAME)	(NAME)	
3161 Harborwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 Adamson D. Crum and Kelsey M. Crum, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Simon Gugala and Tracy Gugala, husband and wife, 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. 40 on the Plan of Harborview, Phase I-A, Section One, of record in Plat Book 6900, Page 583 and amended in Book 9096, Page 760, 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 Adamson D. Crum and Kelsey M. Crum, husband and wife by Warranty Deed from Frank J. Mottola, Jr. and wife, Erin E. Mottola, dated June 30, 2015 and recorded July 08, 2015 of record in Instrument No. 20150708-0066076, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 6900, Page 583 and amended in Book 9096, Page 760, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 7471, Page 26 and Amended Recorded as Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863 and Book 8297, Page 380, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20160523-0050983, together with all amendments thereto; Agreement for Dedication of Easement recorded in Book 5856, Page 80, and Book 5856, Page 84 in the Register's Office of Davidson County, Tennessee; Storm Water Dedication of Easement recorded in Book 7390, Page 270 in the Register's Office of Davidson County, Tennessee; Charter of Harborview at Cheswicke Association Recorded as Book 7522, Page 339, in the Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter of Harborview at Cheswicke Homeowner's Association; Recorded as Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee;Quitclaim Deed to Harborview Final Phase Homeowners Association recorded as Instrument No. 20160916-0097635, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to Harborview at Cheswicke Homeowner's Association recorded in Book 8297, Page 376, 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 ☒ 3161 Harborwood Drive, Nashville, TN 37214

(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.

Effective the 29th day of November, 2018.

Adamson D. Crum

Kelsey M. Crum

Kelsey M. Crum

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adamson D. Crum and Kelsey M. Crum, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of November, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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