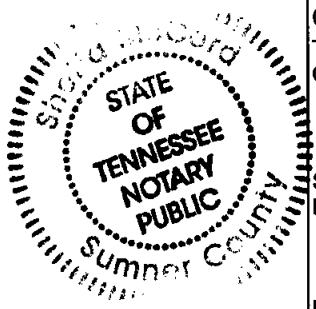
WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169500 DEEDWARR
12/03/2018 11:17:57 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20181203-0117560



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

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
The John and Kathleen DelMastro Family Trust UTD August 21, 2016	The John and Kathleen DelMastro Family Trust UTD August 21, 2016	054140A02100CO
(NAME)	(NAME)	
9759 Crystal Ridge Drive	9759 Crystal Ridge Drive	
(ADDRESS)	(ADDRESS)	
Escondido, CA 92026	Escondido, CA 92026	
(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, I/we **Kenneth Meroney, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Joseph Delmastro and Kathleen Mary Delmastro, Trustees of The John and Kathleen DelMastro Family Trust UTD August 21, 2016**, hereinafter called the GRANTEE(S), their successors and/or 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 all of Lot No. 21 on the Plan of Final Plat, Brandywine Harbor, of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Together with Boat Slip 14 of the boat dock located at Brandywine Harbour Subdivision. This is a right of exclusive use only and is governed by the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Brandywine Harbor Homeowners Association.

Being the same property conveyed to Kenneth Meroney by Warranty Deed from Nicholas P. Kiefer and Kristen A. Jones Kiefer, husband and wife dated 12/01/2015 recorded 12/02/2015, of record in Instrument No. 20151202-0121263, in the Register's Office for Davidson County, Tennessee; and further by Deed of Correction to correct the omission of the Boat Slip, as recorded at Instrument Number _____, said Register's Office..

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 11700, Page 38, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 11704, Page 356, Amendment to Declaration of record in Instrument No. 20070824-0101934, Third Amendment to Declaration of record in Instrument No. 20150713-0068088, Superseding and Corrected First Amendment to Declaration of record in Instrument No. 20070119-0007855, Waiver of record in Instrument No. 20060912-0112778, in the Register's Office for Davidson County, Tennessee; Rights in Boat Slip contained in

Warranty Deed of record in Instrument No. 20120926-0087471, and Deed of Correction filed at Instrument Number 20181203 0117559, in the Register's Office for Davidson County, Tennessee; Articles of Incorporation of Brandywine Harbor Homeowners Association, Inc., of record in Instrument No. 200001180005534, in the 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 ☐ 6 Harbor Cove Drive, Old Hickory, TN 37138

(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 26th day of November, 2018.

Kenneth Meroney

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 Kenneth Meroney, 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 20th day of November, 2018.

Notary Public:
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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