WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181216 DEEDWARR
01/07/2019 01:45:38 PM 2 pgs
Fees: $13.00 Taxes: $713.18

20190107-0001619

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(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
Ivantcho P. Bardarov	Ivantcho P. Bardarov	173050A22400CO
(NAME)	(NAME)	
5462 Richland Road	NEW OWNER ADDRESS	
Gibsonia, PA 15044	(ADDRESS)	
(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 **Christopher M. Borchetta, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ivantcho P. Bardarov**, hereinafter called the GRANTEE(S), his 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 224 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and Amended of record in Instrument Number 20051114-0136938 and 200712270147998, 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 Christopher M. Borchetta by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 10, 2006 and recorded August 16, 2006 of record as Instrument No. 20060816-0101043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record as Instrument No. 200501280010427; Rights of the Co-Owners of Barnes Crossing LLC, a Tennessee limited liability company in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 200507210084791, and re-record as Instrument No. 200508050092480 and Amendment recorded as Instrument No. 200511140136938 and Amendment recorded as Instrument No. 200712270147998, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien; Easement recorded as Instrument No. 20050811-0095171, in the Register's Office of 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 ☒ 1784 Red Jacket Drive, Antioch, TN 37013

(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 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 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 3rd day of January, 2019.

Christopher M Borchetta by Martha Borchetta, Attorney in Fact

Christopher M. Borchetta by Martha Borchetta,
Attorney in Fact

State of Tennessee
County of Wilson

On this 3rd day of January, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Martha Borchetta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Christopher M. Borchetta, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20190107-0001618 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 3rd day of January, 2019.

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