Karen Johnson Davidson County
Batch# 195633 DEEDWARR
02/14/2019 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20190214-0014090

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 348844

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(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
George Burgyan	NEW OWNER	02400018600
(NAME) 2000 Shaw Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(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, we, Sven E. Blomberg and Laura K. Blomberg, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto George Burgyan and Jennifer Brosius, husband and wife, hereinafter called the GRANTEE(S), and/ or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second District of Davidson County, Tennessee, being Tract One, as shown on an unrecorded survey made by Donald R. Carver, Tennessee Land Surveyor, License No. 271, dated 2/28/89 described as follows:

Beginning at an iron pin in the western margin of Brick Church Pike, said point being the southwest corner of the property of James T. Hannaford, III, as of record in Deed Book 6125, page 829, Registers Office for Davidson County, Tennessee, and being the southeast corner of this tract; thence with Brick Church Pike, S24 deg. 10' 40" W 33.08 feet to the point of a curve; thence with a curve to the right, delta of 99 deg. 04' 15", radius of 25.00 feet, length of 43.23 feet, chord bearing of S 73 deg. 42' 21" W 38.04 feet to a point in the margin of Shaw Road; thence with a curve to the left, delta of 13 deg. 10' 30" , radius of 482.48 feet, length of 110.94 feet, chord bearing of N 63 deg. 20' 46" W 110.70 feet to an iron pin; thence leaving the margin of Shaw Road, N 00 deg. 26' 00" E 1347.80 feet to an iron pin; thence S 86 deg. 37' 00" E 169.65 feet to an iron pin on the line of James T. Hannaford, III; thence with line of Hannaford, S 01 deg. 18' 00" W 1346.90 feet to the point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Sven E. Blomberg and Laura K. Blomberg, husband and wife by Warranty Deed from Jerry W. Brown and Brenda J. Brown, husband and wife, dated September 24, 2009, of record in Instrument No. 20090928-0089673, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
Covenants, conditions, restrictions and easements, if any, recorded as Book 5610, Page 194 and Rerecorded record as Book 5611, Page 414 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 9492, Page 108 in the Register's Office of Davidson County, Tennessee.
Waterline Easement recorded in Instrument No. 200909280089671 and Instrument No. 200909280089672 in the Register's Office of Davidson County, Tennessee.
Easement recorded in Book 7827, Page 436 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 ☒ 2000 Shaw Road, Goodlettsville, TN 37072

(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 13th day of February, 2019 .

Sven E. Blomberg

Laura K. Blomberg

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sven E. Blomberg and Laura K. Blomberg, 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 13th day of February, 2019.

Notary Public:
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

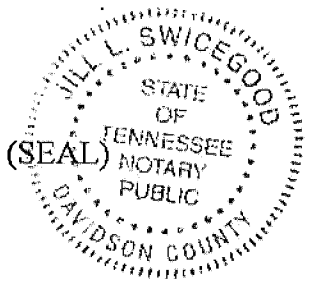
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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