WARRANTY DEED

Karen Johnson Davidson County
Batch# 198267 DEEDWARR
02/22/2019 03:05:16 PM 2 pgs
Fees: $13.00 Taxes: $2,747.25

20190222-0016400

MST 2018-1679 (Seller only)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Feb, 2019

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Galuszka and Sharon Galuszka	New Owner	071-14-0M-001.00-CO
(NAME)	(NAME)	
118 A Fern Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Heithcock Construction LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Galuszka and Sharon Galuszka, husband and wife,** 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 Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 118 Fern Ave, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171113-0116312 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Heithcock Construction LLC by Warranty Deed from Mathew Strader, unmarried, of record in Instrument No. 20140318-0022331, Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 18, 2014.

Subject to: Property taxes have been prorated and paid, Subject to all matters shown on the Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 118 Fern Ave, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20171113-0116312, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 118 Fern Ave, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20171113-0116312, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20180621-0060112, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 118 A Fern Avenue, Nashville, TN 37027
(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 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.

Witness my/our hand(s) this 22nd DAY OF February, 2019.

Heithcock Construction LLC

BY: _____

Troy Heithcock, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tory Heithcock, its Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of Feb, 2014.

_____
Notary Public

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206