nson Davidson County
Batch# 200129 DEEDWARR
02/28/2019 09:03:04 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20190228-0018091

31616-5 Box 14

WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2019.

Notary Public

My commission expires: 3/28/22
(AFFIX SEAL)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary C. Schrecker		**128-16-0-B-055.00co**
525 Summit Oaks Court	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roger P. DiSilvestro, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Courtney Schrecker, a single woman

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 Lot No. 55 on the Plan of Phase Four, Summit Oaks, a planned unit development, of record in Plat Book 9700, page 255, and in Instrument No. 20060417-0043459, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roger P. DiSilvestro, an unmarried man, by Deed dated May 30, 2017 from Stephen S. Shepherd and Sandra D. Shepherd, husband and wife, of record in Instrument No. 20170602-0055188, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Instrument No. 20060417-0043459, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Boundary Plat of record in Book 9700, Page 255, said Register's Office.

(3) Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20020214-0019518, Register's Office for Davidson County, Tennessee.

(4) Charter of Summit Oaks Homeowners' Association, Inc. of record in Instrument No. 20020131-0013598, said Register's Office.

(5) Agreement for dedication of public utility easements to Harpeth valley Utilities District of record in Instrument No. 20010925-0103587 and in Instrument No. 20010925-0103588, said Register's Office.

(6) Water Line Easement to Harpeth Valley Utility District of record in Book 7542, Page 241, said Register's Office.

(7) Storm Water Detention Agreement of record in Instrument No. 20050728-0088585, said Register's Office.

(8) Deed and Agreed Order of Possession for utility easements of record in Instrument No. 20050809-0094087, said Register's Office.

(9) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This instrument is being executed on behalf Roger P. DiSilvestro, pursuant to a Power of Attorney executed by same on the 27th day of February, 2019, of record in Instrument No. 20190228-0018090, Register's Office for Davidson County, Tennessee.

This is improved property, known as **525 Summit Oaks Court, Nashville, TN 37221**

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 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 **27th** day of **February, 2019.**

Roger P. DiSilvestro By Andrew Wood Attorney in Fact

Roger P. DiSilvestro, By: Andrew Wood, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Roger P. DiSilvestro,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Roger P. DiSilvestro** for the purpose therein contained, by signing the name of **Roger P. DiSilvestro,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2019.**

Notary Public

My Commission Expires: 9/7/20

