WARRANTY DEED

Karen Johnson Davidson County
Batch# 204812 DEEDWARR
03/12/2019 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190312-0022457

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9895

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth V Evischi, and Anne M Burbach,	Citizens Bank NA	
613 Waco Dr A	1000 Powell Circle Ste 100	091-05-0-080.00 (Parent P
Nashville, TN 37209	Franklin TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

CURTIS GROVES AND BRIAN CHESTER

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

KENNETH V EVISCHI, UNMARRIED MAN AND ANNE M BURBACH, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 613 Waco Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 613 Waco Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171208-0125566, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Debra J. Tarver, unmarried to Curtis Groves and Brian Chester, as recorded on the 5th day of September, 2017 in Instrument No. 20170905-0091129; part of Quitclaim Deed from Lee Tylor Edwards to Debra J. Tarver, a married woman, as recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002749 and part of Warranty Deed from Kevin Wayne Morgan and wife, Teresa Gayle Morgan to Lee Tylor Edwards, unmarried, as recorded on the 16th day of November, 2006 in Instrument No. 20061116-0142434, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MOSS-WOOD SUBDIVISION, as recorded in Plat Book 2900, Page(s) 123.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171208-0125566.

5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3157, Page 606.

This is improved property known as 613 Waco Dr A, Nashville, TN 37209

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 in 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 our hand on the 8th day of March, 2019.

Curtis Groves

Brian Chester

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CURTIS GROVES AND BRIAN CHESTER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of March, 2019.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

Notary Public

My Commission Expires: _____

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

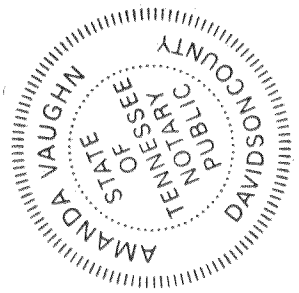
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)