WARRANTY DEED

Karen Johnson Davidson County
Batch# 211394 DEEDWARR
03/29/2019 09:18:51 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20190329-0028379

STATE OF TENNESSEE
COUNTY OF WILSON

$282,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Kurt Rutkowski	First Community Mtg.	098-01-0-029.00
(NAME)	(NAME)	
4059 Lake Parkway	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro TN 37129	
(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 Andrew D. Thomas and Emily L. Thomas, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kurt Rutkowski,, a single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A.

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lake Park Section One, of record in Plat Book 4175, Page 134-135, 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 Andrew D.Thomas, a married man by Warranty Deed from Lawrence Glotfelty and Patricia Powell, husband and wife, dated November 27, 2013 and recorded December 16, 2013 of record in Instrument Number 20131216-0126716, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4175, Page 134-135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4429, Page 577 and Amendment recorded as Book 4516, Page 751, Register's Office for Davidson County, Tennessee, together with all amendments thereto; Charter of Lake Park Homeowners Association recorded as Book 4669, Page 746, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, INC., recorded as Book 9949, Page 538, Register's Office for 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 ☒ 4059 Lake Parkway, Hermitage, TN 37076

(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 26th day of March, 2019 .

Andrew D. Thomas

Emily L. Thomas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew D. Thomas and Emily L. Thomas, 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 26th day of March, 2019.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122