Karen Johnson Davidson County
Batch# 219421 DEEDWARR
04/18/2019 09:06:14 AM 2 pgs
Fees: $13.00 Taxes: $739.63
20190418-0035705

WARRANTY DEED

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

RETURNED TO:

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

MST 2019-0419

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
Tyler L. Strickler and Gail L. Strickler	Tyler L. Strickler and Gail L. Strickler	
(NAME) 1707 Red Jacket Drive	(NAME) 923 Fox Ridge Rd	173-05-0A-004.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dike, IA 50624	
(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, **Cory Brostowicz and Andrea Brostowicz, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler L. Strickler and Gail L. Strickler, 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 Lot No. 4 of Barnes Crossing, Planned Unit Development, as shown on the Master Deed of record in Instrument No. 20050721-0084791, as amended in Instrument No. 20050805-0092480, Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Instrument No. 20050128-0010427, said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cory David Brostowicz, an unmarried man, and Andrea Nicole Biles, an unmarried woman, as joint tenants by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20060124-0008875 Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded on January 24, 2006.

Being the same property conveyed to Cory Brostowicz and Andrea Brostowicz, husband and wife by Quitclaim deed from Cory David Brostowicz, an unmarried man and Andrea Nicole Biles, an unmarried woman, as joint tenants of record in Instrument No. 20170314-0024849 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 14, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer,

water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barnes Crossing, Phase One and By-Laws appended thereto, of record in Instrument Number 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee. Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Instrument Number 20181210-0120117, 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 1707 Red Jacket Drive, Antioch, TN 37013
(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 17 DAY OF APRIL, 2019.

Cory Brostowicz

Andrea Brostowicz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cory Brostowicz and Andrea Brostowicz**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2019.

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County