G# 31698-8

Box 14

21562
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 224324 DEEDWARR
05/01/2019 09:37:37 AM 2 pgs
Fees: $13.00 Taxes: $826.95
20190501-0040214

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Justin Andrew Sewak
146 Cumberland Trace
Nashville, TN 37214-1655

Send Tax Bills to:
Movement Mortgage
8024 Calvin Hall Rd
Indian Land, SC 29707

Map/Parcel: 073160A14600CO

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 acknowledged, I/we, **Brian P. Maurer and Diane MacLachlan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Justin Andrew Sewak and Melinda Sewak, husband and wife ,** hereinafter called the Grantee(s), its successors 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 all of Unit No. 146 as shown on the Plat of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association and as described in Book 6218, page 528, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brian P. Maurer, unmarried, and Diane MacLachlan, unmarried, as tenants in common with expressed rights of survivorship, by Warranty Deed from John D. Blonshine, unmarried, dated October 12, 2010, and filed at Instrument No. 20101015-0082926, said Register's Office.

THIS conveyance is subject to: (1) 2019 taxes prorated and assumed; (2) Plat of record in Book 5200, page 724; (3) Declaration of covenants, conditions, restrictions and By-Laws filed in Book 6218, page 528, amended in Instrument Nos. 20040405-0038158, 20090825-0080066 and 20151103-0112087; and (4) Easement to Comcast filed at Instrument No. 20130517-0050098, all in Register's Office for Davidson County, TN.

This is improved property known as: 146 Cumberland Trace, Nashville, TN 37214-1655

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 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 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) as on the date shown on the Notary forms.

Brian P. Maurer

Diane MacLachlan

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian P. Maurer and Diane MacLachlan,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $223,500.00

Diane MacLachlan
Affiant

Subscribed and sworn to before me this 26th ~~day~~ of April, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22