WARRANTY DEED

JOHN GLEAVES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 227600 DEEDWARR
05/08/2019 03:03:18 PM 3 pgs
Fees: $18.00 Taxes: $555.00

20190508-0043262

A-KW-19-1704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Wisniewski	**New Owner**	
(NAME) **1704 Russell Street**	(NAME)	**83-14-128.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **KAREN HAGGERTY FEBBRAIO AKA KAREN ELAINE FEBBRAIO AND PATRICK E. HAGGERTY AKA PATRICK NIXON HAGGERTY AND SHAWN LEYNARD IVEY AND KEVYN MOSES IVEY AND PATRICK IVEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN WISNIEWSKI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 70, Block "A" on the Plan of Priest Home Place, of record in Plat Book 161, Page 102, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James J. Stamatis and wife, Lynn E. Haggerty and Alexander Stamatis, unmarried, by Warranty Deed from Robert H. Gregory, recorded March 31, 1986 in Book 6817, Page 37, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynne Haggerty by Quitclaim Deed from James J. Stamatis and Alexander Stamatis recorded February 4, 1999 in Book 11326, Page 780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lynne E. Haggerty by Quitclaim Deed from Lynn E. Haggerty recorded February 18, 1999 in Book 11344, Page 331, Register's Office for Davidson County, Tennessee.
The said Lynne E. Haggerty having since died intestate on June 8, 2016 leaving Karen Haggerty Febbraio, Patrick Cary Haggerty, Sr. and Michael Francis Haggerty as her Heirs at Law as noted in Affidavits of heirship of record in Instrument Nos. (1) 20190508-0043249 & (1A) 20190508-0043250, Register's Office for Davidson County, Tennessee.
The said Patrick Cary Haggerty Sr., having since died intestate on August 23, 1975 leaving Patrick C. Haggerty, Jr. as noted in Affidavit's of Heirship of record in Instrument Nos. (2) 20190508-0043251 & (2A) 20190508-0043252, Register's Office for Davidson County, Tennessee.
The said Patrick C. Haggerty, Jr. having since died intestate on January 28, 2016 leaving Patrick Edward Nixon Haggerty as his Heir at Law as noted in Affidavits of heirship of record in Instrument Nos. (3) 20190508-0043253 & (3A) 20190508-0043254, Register's Office for Davidson County, Tennessee.
The said Michael Francis Haggerty having since died intestate on June 9, 2007 leaving Dawn Rowe as his Heir at Law as noted in in Affidavits of heirship of record in Instrument Nos. (4) 20190508-0043255 & N/A, Register's Office for Davidson County, Tennessee.
The said Dawn Rowe having since died intestate on August 5, 2008 leaving Shawn Ivey, Kevyn Moses Ivey and Patrick Ivey as her Heirs at Law as noted in in Affidavits of heirship of record in Instrument Nos. (5) 20190508-0043256 & (5A) 20190508-0043257, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.
- Subject to Demolition or Removal of Structure Order filed in Instrument No. 20181113-0111947, Register's Office for Davidson County, Tennessee.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1704 Russell Street, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 the 8th DAY OF MAY, 2019.

Karen Haggerty Febbraio aka Karen Elaine Febbraio by John Gleaves, Attorney-In-Fact

Karen Wakeman Haggerty as Guardian for Patrick Nixon Haggerty

Shawn Leynard Ivey by John Gleaves, Attorney-In-Fact

Kevyn Moses Ivey by John Gleaves, Attorney-In-Fact

Patrick Ivey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Karen Haggerty Febbraio aka Karen Elaine Febbraio, Shawn Leynerd Ivey, Kevyn Moses Ivey and Patrick Ivey and acknowledged that he executed the same as the free act and deed of the said Karen Haggerty Febbraio aka Karen Elaine Febbraio, Shawn Leynerd Ivey, Kevyn Moses Ivey and Patrick Ivey, said Power of Attorney is recorded in Instrument No. 20190508 0043258, 20190508 0043259, 20190508:0043260 & 20190508:0043261 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 7th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 8-31-2020

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA J PARSONS WILSON COUNTY

STATE OF _____
COUNTY OF _____

On this the _____ day of May 2019, before me personally appeared Karen Wakeman Haggerty, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Guardian for Patrick Nixon Haggerty, the within named bargainor, a Guardian and that he/she as such Guardian executed the foregoing instrument for the purpose therein contained. The said Karen Wakeman Haggerty was appointed as Guardian Ad Litem as noted in Docket No. 18-0075, Court of Probate, Westport Probate Court, District No. PD50, State of Connecticut.

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

Notary Public

My Commission Expires:

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.
- Subject to Demolition or Removal of Structure Order filed in Instrument No. 20181113-0111947, Register's Office for Davidson County, Tennessee.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1704 Russell Street, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 the 8th DAY OF MAY, 2019.

Karen Haggerty Febbraio aka Karen Elaine Febbraio by John Gleaves, Attorney-In-Fact

Karen Wakeman Haggerty

Karen Wakeman Haggerty as Guardian for Patrick Nixon Haggerty

Shawn Leynard Ivey by John Gleaves, Attorney-In-Fact

Kevyn Moses Ivey by John Gleaves, Attorney-In-Fact

Patrick Ivey by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Karen Haggerty Febbraio aka Karen Elaine Febbraio, Shawn Leynerd Ivey, Kevyn Moses Ivey and Patrick Ivey and acknowledged that he executed the same as the free act and deed of the said Karen Haggerty Febbraio aka Karen Elaine Febbraio, Shawn Leynerd Ivey, Kevyn Moses Ivey and Patrick Ivey, said Power of Attorney is recorded in Instrument No. _____, _____ & _____ Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the _____ day of May, 2019.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Connecticut
COUNTY OF Fairfield

On this the 10th day of May 2019, before me personally appeared Karen Wakeman Haggerty, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Guardian for Patrick Nixon Haggerty, the within named bargainor, a Guardian and that he/she as such Guardian executed the foregoing instrument for the purpose therein contained. The said Karen Wakeman Haggerty was appointed as Guardian Ad Litem as noted in Docket No. 18-0075, Court of Probate, Westport Probate Court, District No. PD50, State of Connecticut.

Witness my hand and official seal, this the 10th day of May, 2019.

Notary Public

My Commission Expires:

Jessica Washburn-Gonzalez
Commissioner Superior Court