Warranty Deed

Karen Johnson Davidson County Batch# 233276 DEEDWARR 05/22/2019 03:03:13 PM 2 pgs Fees: $13.00 Taxes: $998.63 20190522-0048572	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $269,900.00 Affiant Subscribed and sworn to before me, this the 21st day of May, 2019. Notary Public My commission expires: 02-02-2022

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lawrence Truett Pumphrey	New Owner	096-09-0-087.00
2715 Lakeland Drive		
Nashville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH L. NOWICKI,* AN UNMARRIED WOMAN AND ANDREW NOWICKI,** AN UNMARRIED MAN, (INCORRECTLY LISTED AS HUSBAND AND WIFE ON PRIOR DEED)** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE TRUETT PUMPHREY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20 on the Plan of Martinwood Heights of record in Plat Book 2133, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Nowicki and Sarah L. Nowicki, husband and wife by Warranty deed from Brian Benter, married of record in Instrument No. 20150120-0005334 Register's Office for Davidson County, Tennessee, dated January 06, 2015 and recorded on January 20, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2715 Lakeland Drive Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

* The said Sarah L. Nowicki being one and the same as Sarah Lynn Nowicki.

** The said Andrew Nowicki being one and the same as Andrew John Nowicki.

R-KW-19-2715
FILE #:

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

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2019.

Sarah L. Nowicki

Andrew Nowicki by Sarah L. Nowicki his attorney-in-fact

Andrew Nowicki by Sarah L. Nowicki his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah L. Nowicki, individually and as attorney and fact for Andrew Nowicki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 21st day of May, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021