# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 5-3-21

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

2019-610-1

Karen Johnson Davidson County
Batch# 240688 DEEDWARR
06/07/2019 03:35:00 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20190607-0054937

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Jacob Eichorn<br>1401 Overton Street<br>Old Hickory, TN 37138 | FIRST BANK<br>318 SEABOARD LN, STE 205<br>FRANKLIN, TN 37067 | Map/Parcel<br>053-03-0-268 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Paul Rossi, formerly known as David P. Fedorko,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto **Jacob Eichorn, an unmarried man,** hereinafter called the GRANTEE, his heirs 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. 149 on the Plan Section "B" Villages of Old Hickory of record in Plat Book 1424, page 67, 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 Sheila K. Ferdorko and husband David P. Fedorko by Warranty Deed from James R. Kane, Jr. and Christy L. Hollandsworth, n/k/a Christy L. Kane, husband and wife, dated November 26, 2013, of record in Instrument No. 20131205-0123897, Register's Office for Davidson County, Tennessee AND ALSO being the same property conveyed to David P. Fedorko by Warranty Deed from Sheila K. Ferdorko, dated January 15, 2015, of record in Instrument No. 20150116-0004977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of the closing, to be assumed by Grantee herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 1401 Overton Street, Old Hickory, TN 37138 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that his is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**Elizabeth Phillips Buntin, wife of David Paul Rossi, formerly known as David P. Fedorko, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property, by reason of her marital status, or otherwise.**

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 our hands this 6th day of June, 2019:

David Paul Rossi, formerly known as David P. Fedorko

Elizabeth Phillips Buntin, by Leah London, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2019, before me personally appeared David Paul Rossi, formerly known as David P. Fedorko, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2019, before me personally appeared Leah London, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth Phillips Buntin, and who acknowledged that she executed the same as the free act and deed of Elizabeth Phillips Buntin.

Witness my hand, at office, this 6th day of June, 2019.

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY