THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $233,500.00 Affiant Subscribed and sworn to before me, this 6 day of June, 2019. Notary Public My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 241853 DEEDWARR
06/11/2019 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $863.95
20190611-0055936

WARRANTY DEED

Address New Owner: Ronald Semro III 1219 Riverbrook Drive Nashville, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 097-02-0A-326.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN MUNIAK,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RONALD SEMRO III, UNMARRIED** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot(s) 326, as shown on the map entitled Final Plat Villages of Riverwood, Section One, Phase 3C, of record as Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to STEVEN MUNIAK, A SINGLE MAN, by deed from BRITTANY M. WHITE NOW KNOWN AS BRITTANY M. JOHNSON AND HUSBAND, MARK JOHNSON, of record in Instrument No. 20170905-0090908, dated September 1, 2017, said Register's Office.**

This is improved property commonly known as: **1219 Riverbrook Drive, Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

STEVEN MUNIAK

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 30th day of May, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

