WARRANTY DEED

Karen Johnson Davidson County
Batch# 244573 **DEEDWARR**
06/17/2019 03:40:31 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190617-0058251

R-C-19-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
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)
Morgan Patrick McCann and Laura McCann	**Citizens Bank, NA**	
(NAME) **200 Mill Springs Place**	(NAME) **6100 Tower Circle, Suite 600**	**064-15-0A-044.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Franklin, TN 37067**	
(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, **KEVIN G. CHOJNOWSKI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN PATRICK MCCANN AND LAURA MCCANN, HUSBAND AND WIFE,** 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. 20 on the Plan of Section Two, Plantation Walk R8 and R20 Residential P.U.D of record in Plat Book 7900, Page 858, 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 Kevin G. Chojnowski, an unmarried man by Warranty deed from Elizabeth J. Smith, unmarried of record in Instrument No. 20130916-0097280 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 16, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9231, Page 719 and supplemented in Book 9547, Page 904, Register's Office for Davidson County, Tennessee.
- Charter of Plantation Walk Homeowner's Association, Inc of record in Book 9315, Page 723, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **200 Mill Springs Place, Old Hickory, Tennessee 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(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 13th DAY OF JUNE, 2019.

Kevin G. Chojnowski by Andy Carlton as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDY CARLTON, 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 KEVIN G. CHOJNOWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN G. CHOJNOWSKI.

Witness my hand and official seal, this the 13th of June, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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