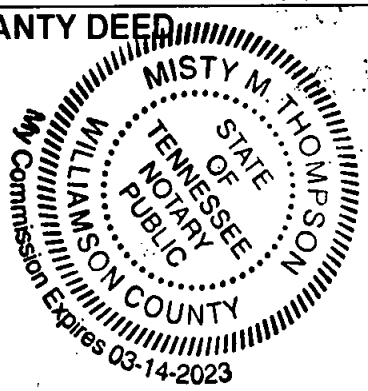
(1)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen Visk	Regions Bank d/b/a Regions Mortgage	141-05-0-A-659.00 CO
(NAME)	(NAME)	
1644 Brockton Ln.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brian Black and Janna Black, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen Visk and Alexander Visk, wife and husband,** HEREINAFTER CALLED THE GRANTEES, 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. 659 on the Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The said plat referenced herein is titled "Final Plat, Avondale, Phase 3, Section 1", however other instruments of record including, but not limited to, the restrictions, by-laws and charter, the subdivision name is shown as Avondale Park.

Being the same property conveyed to Brian Black and Janna Black, husband and wife as tenants by the entirety, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 16, 2016, of record in Instrument No. 20160317-0025408, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1644 Brockton Ln., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 245901 **DEEDWARR**
06/20/2019 09:04:52 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20190620-0059391

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20140728-0066971; Easements to Harpeth Valley Utility District of record in Book 5738, page 819; Book 5738, page 832; Book 7601, page 400; Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, Instrument No. 20080701-0067905, Instrument No. 20141029-0099984, Instrument No. 20080701-0067906, Instrument No. 20080818-0084836, Instrument No. 20090414-0033624 and Instrument No. 20090414-0033625; Easement to USA/TVA of record in Instrument No. 20060110-0003857; Easement to Tennessee Electric Power Company of record in Book 787, page 7; Deed to TVA/USA of record in Book 4118, page 694; Book 4193, page 903 and Book 4228, page 635, and Order of Taking to TVA of record in Book 4273, page 280; Easement to US Sprint Communications of record in Instrument No. 20140114-0003778; Matters set out in Book 10748, page 876, Register's Office for Davidson County, Tennessee: TVA easement for electrical power lines across property, easement for 12" water line, 25' utility easements, ingress/ egress easement, easement for electrical service line and ingress/ egress for cemetery; Access easement agreement of record in Instrument No. 20041207-0145662; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20071002-0117293 and Instrument No. 20141202-0110280; Permanent easement agreement of record in Instrument No. 20090707-0063325; Stormwater Detention Agreement of record in Instrument No. 20060512-0055867; Landscape easement of record in Instrument No. 20090414-0033629; Quitclaim Deed to Avondale Homeowners Association for common area of record in Instrument No. 20170130-0009317; By-Laws of Avondale Park Owners Association of record in Instrument No. 20081203-0117452; Articles of Incorporation of Avondale Park Owners Association of record in Instrument No. 20081203-0117452 and Instrument No. 20081203-0117350; Restrictions of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791, Instrument No. 20101223-0102254; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 17th day of June, 2019.

Brian Black

Janna Black

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Black and Janna Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of June, 2019.

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

Notary Public
My Commission Expires: _____

File No.: 29441