STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 280344 DEEDWARR
09/04/2019 08:42:40 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190904-0088900

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 07/06/20
File No. G19-6375

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Judd Kozikowski (NAME)	new owner (NAME)	053-06-0B-024.00-C
2204 Riverway Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James T. Pittman and Valerie J. Pittman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judd John Kozikowski, a single man**, 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. 235 on the Plan of Phase Two, Waterford Subdivision, as shown on the plat of record in Plat Book 7900, Page 412-413 (erroneously referred to as Plat Book 7200, Page 412-413 in previous deeds), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James T. Pittman and Valerie J. Pittman, husband and wife by Deed dated April 12, 2011, recorded June 3, 2011, in Instrument Number 20110603-0042483, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 412-413, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowners Association of record in Book 8711, Page 701, Register's Office for said County.

3. Common Area conveyed to Homeowners Association of record in Book 8715, Page 590, Register's Office for said County.

4. ByLaws of record in Book 8715, Page 583 and Instrument 200903090020515, Register's Office for said County.

W-VRES-19-2204
FILE #:

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

5. Right of Way Easement of record in Book 2024, Page 225, Register's Office for said County.

6. Sewer Easement of record in Book 1717, Page 30, Register's Office for said County.

7. Boundary Plat of record in Book 6900, Page 540, Register's Office for said County.

8. Restrictions as recorded in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9432, Page 988; and Book 9530, Page 185, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2204 Riverway Drive, 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 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. Whenever 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 29th day of August, 2019.

James T. Pittman

Valerie J. Pittman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2019, before me personally appeared James T. Pittman and Valerie J. Pittman, 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 29th day of August, 2019.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066