WARRANTY DEED

Karen Johnson Davidson County
Batch# 317730 DEEDWARR
11/20/2019 09:49:42 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20191120-0119788

SARAH M. TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Steve Gawrys	Steve Gawrys	097020A23600
(NAME)	(NAME)	
5153 Hereford Ct	5153 Hereford Ct	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192936

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, **I, Andrew Ball, a single man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steve Gawrys, a married 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 236, on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Andrew Ball, a single man by Warranty Deed from Lauren Milam dated June 18, 2015 and filed of record in Instrument No. 20150619-0058955, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20080408-0035557; 20110427-0032201; 20120320-23510; 20140424-0034614, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:

TVA Easement appearing of record in Book 4586, page 242, Register's Office for said County.
Stormwater Detention Agreement appearing of record in Instrument No. 20070713-0083651, Register's Office for said County.
Sewer Easement appearing of record in Instrument No. 20051219-0152201, Register's Office for said County.
Stormwater Drainage Easements appearing of record in Instrument No. 20051219-0152202 and Instrument No. 20100108-001965, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3930 Hoggett Ford Road, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of November, 2019

Andrew Ball

STATE OF FLORIDA)
COUNTY OF MANATEE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew Ball, 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, at office, this 15th of November, 2019.

Notary Public
My Commission Expires: 12/18/2021

JEAN MEYER
Notary Public - State of Florida
Commission # GG 137284
My Comm. Expires Dec 18, 2021
Bonded through National Notary Assn.