RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

WARRANTY DEED

LAUREN J. TIPTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November 2019.

Notary Public

MY COMMISSION EXPIRES: 4-12-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maggie Mason	New Owner	063-16-0B-129.00
(NAME)	(NAME)	
513 Granwood Blvd		
(ADDRESS)	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Dale R. Slivka Jr. and Lacresta N. Slivka, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maggie Mason and Jason Richard Mason, Jr., wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 211 on the Plan of Hampton Park, as of record in Plat Book 6900, Page 550 through 552, corrected in Book 7462, Page 445, Book 8110, Page 401 and Book 8181, Page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dale R. Slivka, Jr. and Lacresta N. Slivka, husband and wife by Warranty Deed from Andrew W. Regg, IV, dated 09/30/2016, of record in Instrument 201610040104400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550, corrected inBook 7462, Page 445, Book 8110, Page 401 andBook 8181, Page 112 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, , Book 7451, Page 739, Book 8336, Page 393, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association recorded 12/21/1987 of record in Book 7431, Page 204 and amended in Book 8833, Page 216 in the Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Book 7489, Page 515. and Book 8657, Page 179 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 318112 DEEDWARR
11/21/2019 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20191121-0120326

Charter of the Homeowners Association recorded 12/30/1991 of record in Book 8517, Page 762. In the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 513 Granwood Blvd, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12 day of November 2019

Dale R Slivka Jr. by LaCresta Slivka attorney infact

Dale R. Slivka Jr.by Lacresta N. Slivka, his Attorney-in-Fact

LaCresta Slivka

Lacresta N. Slivka

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lacresta N. Slivka**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12 day of November 2019.

Notary Public:

My Commission Expires: 8/15/22

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

201911210120326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lacresta N. Slivka,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Dale R. Slivka Jr.** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Dale R. Slivka Jr.** , and is authorized by **Dale R. Slivka Jr.** to execute this instrument on his/her behalf.

This the 12 day of March 2019..

Notary Public

8/15/21

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201911210120326

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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