WARRANTY DEED

Karen Johnson Davidson County
Batch# 326659 DEEDWARR
12/09/2019 10:01:20 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20191209-0126625

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF NOVEMBER, 2019

Notary Public

MY COMMISSION EXPIRES:

(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
Betsy Oleksa	Movement Mortgage LLC	
(NAME)	(NAME)	
416 Rolling Mill Road	8024 Calvin Hall Rd.	064-02-0-082.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Indian Land, SC 29707	
(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, **I Sheryl J. Wright, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Betsy Oleksa and Brian Oleksa, 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:

Being Lot No. 222 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, Page 51, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to William K. Wright, Jr. and wife, Sheryl J. Wright by Warranty Deed dated 04/01/1976 from Larry M. Hern, an unmarried person of record in Book 5012, Page 761, Register's Office for Davidson County, Tennessee.

The said William K. Wright, Jr., having since died and subject property being vested in Sheryl J. Wright as the surviving tenant by the entirety.

All matters as set forth per Plat at Book 4660, Page 51, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4728, Page 568, as amended of record in Book 9027, Page 222, said Register's Office. Restrictions of record in Book 3816, Page 544 and amended in Book 3822, Page 851; Book 3843, Page 951; Book 3886, Page 720; Book 6371, Page 372; Book 6691, Page 977; Book 9027, Page 222 and Book 4728, Page 568, Register's Office for Davidson County, Tennessee. Easement for water mains of record in Book 3963, page 235, 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 ☐

File No.: 569776
Warranty Deed TN

This is improved ☒ 416 Rolling Mill Road, 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 21st day of November, 2019.

Sheryl J Wright
Sheryl J. Wright

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl J. Wright, 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 21st day of November, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122