Karen Johnson Davidson County
Batch# 326702 DEEDWARRSP
12/09/2019 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20191209-0126701

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRANDON WESLEY LIPPMAN SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Melissa Wisniewski Jones and James Sutton Jones, husband and wife	CMG Mortgage, Inc.	105 01 1J 002.00
(NAME)	(NAME)	
923 13th Avenue South	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Apex Building Solutions, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Wisniewski Jones and James Sutton Jones, wife and husband, Gary Wisniewski, Married and Nicholas Wisniewski, Married** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 921 13th Avenue South Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086 and amended in Instrument No. 20190410-0032731, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Mary Pearl Payne and Dorothea Payne by Warranty Deed from M. E. Tedder d/b/a Builders Supply dated September 14, 1979 and recorded September 20, 1979 in Book 5501, Page 972, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mary Pearl Payne by Quitclaim Deed from Dorothea Payne dated August 31, 1998 and recorded August 31, 1998 in Book 11089, Page 157, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregory Scott Payne by Quitclaim Deed from Mary Pearl Payne dated July 12, 2017 and recorded July 13, 2017 in Instrument No. 20170713-0070475, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Apex Building Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gregory Scott Payne, unmarried dated May 2, 2018 and recorded May 9, 2018 as Instrument No. 20180509-0044439, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 923 13th Avenue South, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and 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 heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 6 day of December, 2019.

Apex Building Solutions, LLC

BY: _____

Gary Wisniewski

STATE OF TENNESSEE

COUNTY OF Sumner

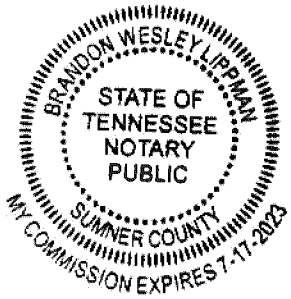
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Apex Building Solutions, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2019.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)



True Copy Certification

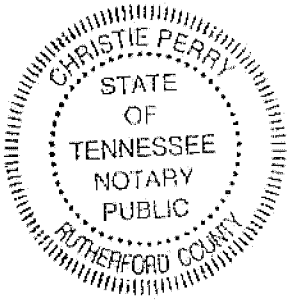
I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)