THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123512** Karen Johnson Davidson County Batch# 328654 DEEDWARR 12/12/2019 10:35:13 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20191212-0128166	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2019. Notary Public My Commission Expires: _____ MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Kevin Wayne Sanders and Jacqueline Johannah Sanders 5009 English Village Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 10 0A 192.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Konyn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Wayne Sanders and Jacqueline Johannah Sanders, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Konyn, by Warranty Deed from The Schneider Family Trust, of record in Instrument No. 20170515-0047947, in the Register's Office of Davidson County, Tennessee, dated May 05, 2017 and recorded on May 15, 2017.

Jennifer Konyn joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Spencer Ellis joins in this instrument for the purpose of conveying any and all interest he may have in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Villages of Brentwood, as recorded in Plat Book 6250, Page(s) 169 and Surveyor's Certificate of Correction recorded in Book 8484, Page 140.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11 and amendments recorded in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.

Easement for Driveway, recorded in Book 7187, Page 415.

This is improved property located at 5009 English Village Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees; its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2019.

Spencer Ellis

Matthew Konyn by Spencer Ellis
Matthew Konyn
By: Spencer Ellis, Attorney In Fact Attorney In Fact

Jennifer Konyn by Spencer Ellis,
Jennifer Konyn
By: Spencer Ellis, Attorney In Fact Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Ellis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGSBERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Spencer Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew Konyn and Jennifer Konyn and that he is authorized by Matthew Konyn and Jennifer Konyn to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGSBERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021