RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200600280

WARRANTY DEED

Karen Johnson Davidson County
Batch# 444313 **DEEDWARR**
07/27/2020 12:16:36 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200727-0082050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Taylor Holley and Robert R. Knotts **1616 Lillian Street** **Nashville, TN 37206**	**SAME**	**083-14-0-234.00**

FOR AND IN 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, WE,

Eric W. Stawicki and wife,Shauna L. Stawicki

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Taylor Holley, an unmarried woman and Robert R. Knotts, an unmarried man, as tenants in common with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 321 on the Plan of the Edgefield Land Company's Second or Spring Subdivision as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot No. 321 fronts 50.0 feet on the southerly side of Lillian Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Eric W. Stawicki and wife, Shauna L. Stawicki by Quitclaim Deed from Eric W. Stawicki, dated 12/17/2008 and recorded 1/29/2009 in Instrument No. 20090129-0007657; and being the same property previously conveyed to Eric W. Stawicki, a single person, by Warranty Deed from Charles Crawford, a single person, dated 5/3/2006 and recorded 5/8/2006 in Instrument No. 20060508-0053445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1616 Lillian Street, Nashville, TN 37206**
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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 23rd day of July, 2020.

Eric W. Stawicki

Shauna L. Stawicki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric W. Stawicki and Shauna L. Stawicki the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022