WARRANTY DEED

Karen Johnson Davidson County
Batch# 458711 DEEDWARR
08/18/2020 10:07:52 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20200818-0092570

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6390

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Urbanski	Stephen Urbanski	075120B02700CO
(NAME)	(NAME)	
1017 Brookside Woods Boulevard	1017 Brookside Woods Boulevard	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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/we **David S. Mayer and Nancy F. Mayer, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Urbanski and Janice Urbanski, husband and wife,** 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 all of Lot No. 98, on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Plat Book 9700, Page 397, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to David S. Mayer, married by Warranty Deed from Sherry Cummings and Kerry Cummings, wife and husband, dated 05/31/2013, and recorded 06/04/2013, of record in Deed Instrument 201306040056163, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 9700, Page 362, and Plat Book 9700. Page 397, (2) Covenants, conditions, easements and restrictions recorded in Book 10444, Page 213, and amended in Book 11453, Page 156, and Book 11453, Page 900, (3) Easement including terms and conditions thereof as recorded in Book 5609, Page 627, (4) Easement including terms and conditions thereof as recorded in Book 11497, Page 577, (5) Quitclaim Deed Convey to Brookside Woods Homeowner's Association recorded of record in Book 11450, Page 112, (6) Rights of others under the terms and conditions contained in the Corporation of record in Book 10451, Page 506, 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.

BOX 10-A

File No.: 837758
Warranty Deed TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved ☐

This is improved ☒ 1017 Brookside Woods Boulevard, Hermitage, TN 37076
(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 14th day of August, 2020.

David S. Mayer

David S. Mayer

Nancy F. Mayer

Nancy F. Mayer

State of Florida
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David S. Mayer and Nancy F. Mayer,** 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. Identified with TN Driver's License.

Witness my hand and Official seal this 14th day of August, 2020.

Notary Public
JD Hefferin

My Commission Expires: 06/11/2023

JD HEFFERIN
Notary Public - State of Florida
Commission # GG 343745
Expires on June 11, 2023

Notarized online using audio-video communication

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

File No.: 837758
Warranty Deed TN