Name and Address of New Owner:
Antonyou S. Mikhaiel, a married man
704 Wolfeboro Lane
Nashville, TN 37221

Send Tax Statements To:

Same as new owner

Karen Johnson Davidson County
Batch# 514285 DEEDWARR
11/12/2020 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,468.53
20201112-0132956

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20102142

Map and Parcel: 141 05 0A 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Warner and Susan Warner, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Antonyou S. Mikhaiel, a married man**, hereinafter called the GRANTEE, his 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. 56, Final Plat, Avondale Park, Phase 1, Section 2, Cluster Lot Subdivision, of record in Instrument Number 20081218-0121117 , 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 Timothy Warner and Susan Warner, husband and wife by Warranty Deed filed for record on May 9, 2013 in Instrument Number 20130509-0047171, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following, Covenants, Conditions and Restrictions of Avondale Park of record in Instrument Number 20081203-0117452, Instrument Number 20090331-0028791, Instrument Number 20101233-0102254 and Instrument Number 20190313-0023161, Registers Office for Davidson County, Tennessee, but omitting any covenant condition or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. All matters shown on the Plan of record as Instrument Number 20081218-0121117, Charter for HOA in Instrument Number 20081203-0117350, Access Easement Agreement in Instrument Number 20041207-0145662, Transmission Line Easement in Instrument Number 20060110-0003857, Deed to USA in Book 4118, page 694 and Book 4228, page 635, Order to TVA in Book 4273, page 280, Easement to Harpeth Valley Utilities District in Instrument Number 20040204-0013639, Instrument Number 20040204-0013640, Instrument Number 20080818-0084836 and Instrument Number 20040204-0013641, Storm Water Detention Agreement in Instrument Number 20060512-0055867, Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, said Subject to Landscape Easement of record in Instrument Number 20090414-0033629, Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privileges granted to United States in Book 4193, page 903, Easement for water line granted Rodgers Properties in Book 5738, page 832, Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Declaration of Restrictive Covenants

of record in Instrument Number 20020821-0100879, said Register's Office.

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.

This is improved property known as: 704 Wolfeboro Lane, Nashville, TN 37221

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 10th day of November, 2020.

Timothy Warner

Susan Warner

State of Tennessee

County of Rutherford

Personally appeared before me, Timothy Warner and Susan Warner with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of November, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $396,900.00.

Affiant Signature

Subscribed and sworn to before me, this 10th day of November, 2020.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

