WARRANTY DEED

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

A-SB-BR-20-1489B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $809,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: MAR 6, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 543568 **DEEDWARR**
12/30/2020 09:38:23 AM 2 pgs
Fees: $13.00 Taxes: $2,993.30

20201230-0154570

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
David Janczewski and Michelle Janczewski	**New Owner**	
(NAME)	(NAME)	**117 12 0Q 002.00**
1489B Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **SUSAN RILEY BURTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID JANCZEWSKI AND MICHELLE JANCZEWSKI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1489 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1489 Woodmont Boulevard, a Horizontal Property Regime, of record in Instrument Number 20150602-0050953 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the property conveyed to Susan Riley Burton, unmarried, by Warranty Deed from John Howard, of record in Instrument No. 20170720-0073608, in the Register's Office of Davidson County, Tennessee, dated July 20, 2017 and recorded on July 20, 2017.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galecrest No. 2, Part of Noel's Lands, as recorded in Plat Book 843, Page(s) 30.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150602-0050953.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 833, Page 127, Book 1001, Page 308 and Book 1035, Page 470.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20151109-0113902.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1489B Woodmont Blvd, Nashville, Tennessee 37215**.

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), 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), 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 my/our hand(s) this the 29 DAY OF DECEMBER, 2020.

Susan Riley Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212