WARRANTY DEED

Karen Johnson Davidson County
Batch# 647253 **DEEDWARR**
06/01/2021 03:04:15 PM 2 pgs
Fees: $13.00 Taxes: $3,015.50

20210601-0073338

JM-SB-FCR-21-155

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Debbie A. Sexton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW R. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lowell T. Gorman and Jaimie R. Gorman	**Southern Bank of Tennessee**	
(NAME)	(NAME)	**129-07-0-018.00**
155 Vaughns Gap Road	**675 N. Mt. Juliet Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Mt. Juliet, TN 37122**	
(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, **KENNETH J. SPYCHALSKI AND WIFE, ROBYN SPYCHALSKI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOWELL T. GORMAN AND JAIMIE R. GORMAN, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Farms, Inc, Section V of record in Plat Book 2133, Page 37, 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 Kenneth J. Spychalski and wife, Robyn Spychalski by Warranty deed from Elizabeth Suiter Reynolds, unmarried of record in Instrument No. 20111201-0093700 Register's Office for Davidson County, Tennessee, dated November 23, 2011 and recorded on December 01, 2011.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 2133, Page 37, Register's Office for Davidson County, Tennessee.
- Permissive Use Agreement of record in Instrument Number 20120525-0045671, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2140, Page 103, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of the Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, Page 383, in the Register's Office for Davidson County, Tennessee.
- All Matters set out in document including but not limited to an easement of record in Book 2693, Page 13, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6172, Page 55, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **155 Vaughns Gap Road, Nashville, Tennessee 37205**.

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 27th DAY OF MAY, 2021.

Kenneth J. Spychalski

Robyn Spychalski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH J. SPYCHALSKI, 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 27th of May, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBYN SPYCHALSKI, 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 27th of May, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
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Nashville, TN 37212