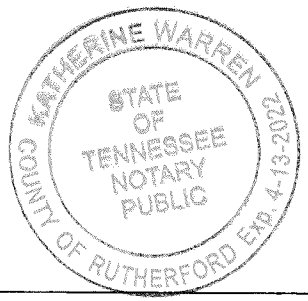
WARRANTY DEED



1470

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond Dennis Restarski	New Owner	
(NAME)	(NAME)	
1100 Ransom Way		135100E04900CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 Joshua W Phillips, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Raymond Dennis Restarski and Janice Lynn Restarski, husband and wife**, hereinafter called the GRANTEE(S), 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 Unit 49, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No.: 20130711-0072001 and amended in Instrument No.: 20130719-0074970, and further amended in Instrument No.: 20140703-0058673, and further amended in Instrument No.: 20150619-0058800 and 20160811-0083641, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Joshua W. Phillips, unmarried by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated 02/19/2016 and recorded 03/09/2016, of record in Instrument 201603090022630, Register's Office for Davidson County, Tennessee.

The said Josha W. Phillips having since married is now known as a married man. This property has not nor has ever been the primary marital residence of the grantor.

Covenants, conditions, easements and restrictions of record in Instrument No. 200510250128829, First Amendment of record in Instrument No. 200610020121910, Amended and Restated Declaration of record in Instrument No. 200803140026053, First Amendment to Amended and Restated Declaration of record in Instrument No. 200805020044959, Second Amendment to the Amended and Restated Declaration of record in Instrument No. 20121231-0120606 and Ratification of Amended and Restated Declaration of record in Instrument No. 200908210078945, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 201307110072001, First Amendment to the Declaration of record in Instrument No. 201307190074970, Second Amendment to the Declaration of record in Instrument No. 201407030058673, Third Amendment to the Declaration of record in Instrument No. 201506190058800, Fourth Amendment to the Declaration of record in Instrument No. 201608110083641, in the Register's Office for

Karen Johnson Davidson County
Batch# 693772 DEEDWARR
08/10/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20210810-0107453

20210810010745 3

Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001213-0122751, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 200102060011474, Instrument No. 200102060011475 and Instrument No. 200107240078014, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Villas at Ransom Park Owners' Association, Inc., of record in Instrument No. 200510250128823, in the 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.

unimproved ☐

This is improved ☒ 1100 Ransom Way, Nashville, TN 37217

(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 5th day of August, 2021.

Joshua W Phillips

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua W Phillips, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of August, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/21 (date of document).

Jennifer L. Pennell

8/5/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

