WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/05 14:30 2 pgs
Fees:13.00 Taxes:1095.20

20051229-0156294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brigid Patricia Kurzweg	AmSouth Bank	116-30-2
(NAME)	(NAME)	
126 Woodmont Blvd., Unit D	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Gazak and wife, Julia Gazak, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *Patricia Kurzweg, **HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**unmarried *BRIGID

Land in Davidson County, Tennessee, being Unit No. D, together with the appurtenant interest in the common elements of 126 Woodmont Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Plat Book 5999, Page 8, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 2 on the plan of 126 Woodmont Townhouses Condominiums of record in Plat Book 5800, Page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Gazak and wife, Julia Gazak, by Warranty Deed dated May 28, 2004, from Mary W. Hall, unmarried, as of record in Instrument No. 20040609-0068451, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Gazak and Julia Gazak by Monte Mohr as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20051229-0156293 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 126 Woodmont Blvd. Unit D, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21st day of December, 2005.

John Gazak by Monte Mohr
John Gazak
By: Monte Mohr as his Attorney-in-Fact

Julia Gazak by Monte Mohr
Julia Gazak
By: Monte Mohr as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of December, 2005 before me personally appeared Monte Mohr, the person who executed the foregoing instrument on behalf of John Gazak and Julia Gazak, and acknowledged that he executed the same as the free act and deed of the said John Gazak and Julia Gazak, through Power of Attorney granted Monte Mohr by the said John Gazak and Julia Gazak.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2005.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 11/14/2009
DAVIDSON COUNTY