WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,240.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: January 23, 2010.
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 23, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Taylor	Adam Taylor	
(NAME)	(NAME)	
4667 Taylor Dr.	same	72 3 368.00
(ADDRESS)	(ADDRESS)	
Greenbr. er, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20063187

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, **I, The Estate of Raymond Lawrence Wierzbowski**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam Taylor and wife, Rachel Taylor and William C. Sons, Jr. and wife, Robin Sons**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1220 Shelton Avenue, Nashville, TN 37216

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of January, 2007.

Lawrence Wierzbowski by Gary W. Temple, Attorney In-Fact

Cindi Somdecerff by Gary W. Temple, Attorney-In-Fact

The Estate of Raymond Lawrence Wierzbowski

Rachel Taylor

Robin Sons

Davidson County DEEDWARR
Recvd: 02/01/07 11:07 2 pgs
Fees:13.00 Taxes:241.39

20070201-0013272

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rachel Taylor and Robin Sons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rachel Taylor and Robin Sons executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2007.

Commission expires: January 23, 2010

Cari Allen

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 23, 2010

State of Tennessee)
County of Davidson)

On this 30th day of January, 2007, before me personally appeared Gary W. Temple, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cindi Somdecerff and who acknowledged that he executed the same as the free act and deed of Cindi Somdecerff.

Witness my hand this 30th day of January, 2007.

My commission expires: 1/23/10

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 23, 2010

State of Tennessee)
County of Davidson)

On this 30th day of January, 2007, before me personally appeared Gary W. Temple, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lawrence Wierzbowski and who acknowledged that he executed the same as the free act and deed of Lawrence Wierzbowski.

Witness my hand this 30th day of January, 2007.

My commission expires: 1/23/10

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 23, 2010

EXHIBIT A

The following described tract or parcel of land located in Davidson County, State of Tennessee, to-wit:

BEING the East half of Lot No. 65 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for said County.

Said part of said Lot No. 65 fronts 50 feet on the South side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

BEING all of the same property conveyed to Raymond Lawrence Wierzbowski and Leonard Wierzbowski, as joint tenants with right of survivorship by Quitclaim Deed from Robert J. Turner, Trustee, dated December 22, 1998 and filed of record in Book 11378, Page 350, Register's Office for Davidson County, Tennessee. The said Leonard Wierzbowski died August 5, 2004, leaving the said Raymond Lawrence Wierzbowski the surviving tenant by the entirety and sole owner of said land. The said Raymond Lawrence Wierzbowski died March 11, 2006. The said Raymond Lawrence Wierzbowski had three children, Lawrence Wierzbowski, Cindi Somdecerff and Leonard Wierzbowski. The said Leonard Wierzbowski is now deceased and survived by two children, Robin Sons and Rachel Taylor. The heirs at law of Raymond Lawrence Wierzbowski are Lawrence Wierzbowski, Cindi Somdecerff, Robin Sons and Rachel Taylor.

Gary W. Temple executed this instrument on behalf of Lawrence Wierzbowski pursuant to Power of Attorney of record in Instrument No. 20070201-0013270 ,Register's Office for Davidson County, Tennessee.

Gary W. Temple executed this instrument on behalf of Cindi Somdecerff pursuant to Power of Attorney of record in Instrument No. 20070201-0013271 ,Register's Office for Davidson County, Tennessee.