Davidson County DEEDWARR
Recvd: 06/24/08 13:01 2 pgs
Fees:13.00 Taxes:1221.00

20080624-0064996

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00**

Miroslaw Mikicki
Affiant

Subscribed and sworn to before me, this 18th day of June, 2008

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miloslaw Mikicki	New Owner	104-02-O-W
(NAME)	(NAME)	(MAP)
117 30th Avenue North #301		391.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203		
(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, I/we, Brenda M. Ceruzzi, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Miloslaw Mikicki and spouse, Barbara Mikicki, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 301 of West End Lofts II, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown and described in a Master Deed recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Lofts II, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20030701-0091161 as amended in Instrument No. 20050106-0002529, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brenda M. Ceruzzi, by deed from West End Lofts II, LLC, a Tennessee Limited Liability Company, dated March 18, 2005, of record in Instrument No. 20050323-0031691, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 117 30th Avenue North #301, Nashville, Tennessee 37203

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 my/our hand(s) this 18th day of June, 2008.

Brenda M. Ceruzzi

Brenda M. Ceruzzi by Dianne Rucker as Attorney-in-Fact

by Dianne Rucker attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Dianne Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Brenda M. Ceruzzi, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Brenda M. Ceruzzi.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 18th day of June, 2008.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/20/08