WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100065204 DEEDWARR
Recvd: 10/14/10 14:36 2 pgs
Fees: 13.00 Taxes: 444.00
20101014-0082469

R-JTG-10-2111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $120,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pete Kozakiewicz	new owner (NAME)	
2115 Gladstone Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-16-62.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we IRONPOWER PROPERTIES, GENERAL PARTNERSHIP CONSISTING OF CHARLES A. LEACH AND MORRIS THURMAN, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETE KOZAKIEWICZ ,MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING IN METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING LOT 135 ON THE MAP OF CORINNE PLACE, A PART OF THE J. K. RAINS LAND, OF RECORD IN PLAT BOOK 332, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 4, 2005 BY WM. ROBERT SEIGENTHALER, TENNESSEE REGISTERED LAND SURVEYOR NO. 177, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF GLADSTONE AVE, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN, AND ALSO BEING LOCATED NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 75.0 FEET FROM THE POINT OF INTERSECTION OF THE SAID WEST MARGIN OF GLADSTONE AVE AND THE CENTERLINE OF EDISON STREET (NOW CLOSED); THENCE WITH THE COMMON LOT LINE OF LOT 135 AND LOT 136 ON THE ABOVE MENTIONED MAP OF CORINNE PLACE NORTH 82 DEGREES 40 MINUTES 54 SECONDS WEST 165.00 FEET TO AN IRON PIN IN THE EAST MARGIN OF PUBLIC ALLEY NO. 1822, SAID ALLEY BEING 15 FEET WIDE; THENCE WITH SAID EAST MARGIN OF ALLEY NO. 1822, NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 50.00 FEET TO AN IRON PIN AT THE COMMON REAR CORNER OF LOT 135 AND LOT 134; THENCE WITH THE COMMON LOT LINE OF SAID LOT 135 AND LOT 134, SOUTH 82 DEGREES 40 MINUTES 54 SECONDS EAST 165.00 FEET TO AN IRON PIN IN THE WEST MARGIN OF GLADSTONE AVE; THENCE SOUTH 00 DEGREES 21 MINUTES 30 SECONDS WEST 50.00 FEET TO POINT OF BEGINNING, CONTAINING 8,189 SQUARE FEET, OR 0.188 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, GENERAL PARTNERSHIP, CONSISTING OF CHARLES A. LEACH AND MORRIS THURMAN, JR. BY WARRANTY DEED FROM MAE YOUNG, UNMARRIED, RECORDED ON THE 12TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050112-0004489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 1 AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2115 Gladstone Avenue, Nashville, Tennessee 37211
(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), 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.

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 5th day of October, 2010.

Ironpower Properties, General Partnership

BY: _____
Charles A. Leach

Ironpower Properties, General Partnership

BY: _____
Morris Thurman, Jr.

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of October, 2010, before me personally appeared Charles A. Leach, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Ironpower Properties, General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of October, 2010.

_____
Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

On this 6th day of October 2010, before me personally appeared Morris Thurman, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Ironpower Properties, General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October 2010.

_____
Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY