WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069537 DEEDWARR
Recvd: 11/02/10 14:01 2 pgs
Fees:13.00 Taxes:666.00
20101102-0087852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHANNA GODEFROY	BANK OF AMERICA, N.A.	MAP 105-10 8 PAR 9.00C0
(NAME)	(NAME)	
2015A BEECH AVENUE	P.O. BOX 961291	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	FORT WORTH, TX 76161-0291	
(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, **THOMAS D. MAKOWSKI, by and through SUSAN MADER, Attorney in Fact, and wife, PEGGY A. MAKOWSKI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHANNA GODEFROY AND ALEX MAKOWSKI**, 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:

Land in Davidson County, Tennessee, being Unit 9 in Waverly Place, a Private Element Horizontal Property Regime, and planned unit development, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in said Declaration, the plan filed as Exhibit "C" to the Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this legal by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to THOMAS D. MAKOWSKI, and wife, PEGGY A. MAKOWSKI by deed dated 4/25/07 of record in Instrument No. 20070426-0050021, Register's Office for Davidson County, Tennessee.

SUSAN MADER executes this instrument as attorney in fact for THOMAS D. MAKOWSKI pursuant to limited power of attorney of record in Instrument No. 20101102-0087851, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2015A BEECH AVENUE, NASHVILLE, TN 37204
(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 my hand(s) this 10/29/2010.

Thomas D Makowski
THOMAS D. MAKOWSKI

Peggy A Makowski
PEGGY A. MAKOWSKI

By: Susan Mader attorney in fact
BY: SUSAN MADER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, SUSAN MADER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for THOMAS D. MAKOWSKI and is authorized by THOMAS D. MAKOWSKI to execute this instrument on his behalf.

WITNESS my hand and official seal this. 10/29/2010.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE:

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PEGGY A. MAKOWSKI the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10/29/2010.

Commission expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

Notary Public