BILL GARRETT, Davidson County
Trans: T20100073409 DEEDWARR
Recvd: 11/19/10 08:55 2 pgs
Fees: 13.00 Taxes: 906.50

20101119-0092559

WARRANTY DEED

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson/pm

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: May 31, 2011
(AFFIX SEAL)

File No.: ALW-10-455

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Sokolowski Mary Ann P. Sokolowski	New Owner	160-4-35.00
(NAME)	(NAME)	
455 Oakley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **JESSE K. LOTT AND WIFE, ALLISON BROWN LOTT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MARY ANN P. SOKOLOWSKI AND JAMES W. SOKOLOWSKI, WIFE AND HUSBAND**, 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 in Davidson County, Tennessee, being Lot 1002, PLAN OF BRENTWOOD HALL, SECTION X, as shown on plat of record in Plat Book 2330, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jesse K. Lott and wife, Allison Brown Lott by Warranty Deed from Stephen Taylor Farrar and wife, Elizabeth Bowers Farrar, dated December 6, 2002, recorded in Instrument No. 20021226-0158397, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 455 Oakley Drive, Nashville, TN 37220
(House Number) (Street) (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 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

Witness my/our hand(s) this 16th day of November, 2010.

Jesse K. Lott

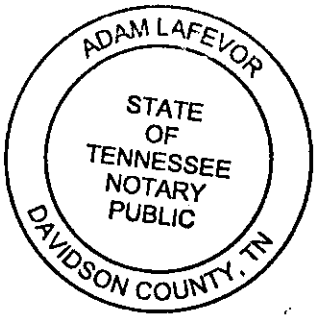
Allison Brown Lott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse K. Lott and Allison Brown Lott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2010.

Notary Public
My Commission Expires: 9/3/12



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027