BILL GARRETT, Davidson County
Trans:T20120027846 DEEDWARR
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Fees:18.00 Taxes:1015.65
20120417-0032737

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alexander L. Colonna and Sarah V. Colonna, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **James Matthew Gawarecki and wife, Traci Michelle Gawarecki** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, TN, BEING Lot No. 186, on The Final Plat of Riverwalk, Phase 3D, of record in Instrument No. 20050714-0081743, Registers Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Alexander L. Colonna and Sarah V. Colonna, husband and wife by Deed from Robbie Burdeniuk and Diana Czarkowski, husband and wife, dated 08/06/2010 and filed for record on 08/13/2010 in Instrument 20100813006411 7, Register's Office for Davidson County, Tennessee.

Map & Parcel: 126160A49800CO

This property is known as: **7420 Riverfront Dr., Nashville, TN 37221**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 10th day of April, 2012.

Alexander L. Colonna, Grantor

Sarah V. Colonna, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexander L. Colonna and Sarah V. Colonna, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2012.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 31, 2013

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Matt & Traci Gawarecki	SAME AS NEW DINNER
7420 Riverwalk Dr.	
Nashville, TN 37221	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$274,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10th day of April, 2012.

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

(Seal)

Affiant

Jane Grazer
Type or Print Name

Notary Public

My commission expires:

7-7-2014

Artrinna D. Minnis
Type or Print Name