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Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July 2012.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20120055856 DEEDWARR
Recvd: 07/30/12 14:44 2 pgs
Fees:13.00 Taxes:514.30
20120730-0067046

Address of New Owner:
Marian Kozek
2025 Woodmont Blvd. Unit #239
Nashville TN 37215

Send Tax Bills to:
Same

Tax Informatio
117110J23900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian L. Charnock , unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marian Kozek and Lucyna Kozek, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 239, together with Garage Unit B-2, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Brian L. Charnock, unmarried, Ryland Leslie Charnock and wife, Ginny Cash Charnock by deed from The Garden Partners of record in Instrument No. 20040618-0072550, dated 06/11/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillmont Condominiums and recorded in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in

Instrument Nos. 20050404-0036415 and 20050512-0053861 Register's Office for said county. 3) Easement to Comcast of Nashville as set forth in instrument recorded in Instrument No. 20110930-0075711 4) Right of Entry Agreement recorded in Book 9921, page 620

This property is improved property known as 2025 Woodmont Blvd. Unit #239, Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of July, 2012.

Brian L. Charnock, by John Lott
His Attorney-in-fact

Ryan Leslie Charnock, by John Lott
His Attorney-in-fact

Ginny Cash Charnock, by John Lott
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of July, 2012, before me personally appeared John Lott to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian L. Charnock, Ryland Leslie Charnock and Ginny Cash Charnock acknowledged that such person executed the same as the free act and deed of Brian L. Charnock, Ryland Leslie Charnock and Ginny Cash Charnock.

Notary Public

WILLIAMSON COUNTY SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires January 11, 2016
FILE NO: 07192