BILL GARRETT, Davidson County
Trans:T20120064047 DEEDWARR
Recvd: 08/27/12 15:15 2 pgs
Fees:13.00 Taxes:573.50

20120827-0077113

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE + ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE PACE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 6-23-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Liden	New Owner	173090A45100CO
(NAME)	(NAME)	
8672 Gauphin Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **James M. Ziemba and Dawn Ziemba, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary Ann Liden, an unmarried person**, hereinafter called the Grantee, her 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 Lot No. 390 on the Plan of Lenox Village Phase 6 of record in Instrument No. 20050112-0004530 Registers' Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Ziemba by Warranty Deed from Lindsey M. Craft dated July 29, 2009 of record in Instrument No. 20090731-0071643, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 8672 Gauphin Place, Nashville, TN 37211

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, has 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 our hands this _____ day of **August, 2012**

James M. Ziemba

Dawn Ziemba

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned authority, **James M. Ziemba and Dawn Ziemba**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 ND day of **August, 2012**

Kay Weiderhaft
Notary Public

My commission expires: 10-11-20

KAY WEIDERHAFT
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 11, 2020
Commission No. 12379048