Please Record and Return To: **Signature Title Services, LLC** **505 East Main Street** **Hendersonville, TN 37075** BILL GARRETT, Davidson County Trans:T20120070881 DEEDWARR Recvd: 09/20/12 10:35 2 pgs Fees:13.00 Taxes:851.00 20120920-0085476	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 230,000.00 Affiant Subscribed and sworn to before me, this 7th day of September, 2012. Notary Public My commission expires: October 8, 2012 NOTARY PUBLIC AT LARGE Pamela B. Matheney Commission Expires STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL P KWAS **KARLI KWAS**	**FRANKLIN SYNERGY BANK**	**12915001800**
6311 PARK LANE	**3301 ASPEN GROVE DRIVE**	
NASHVILLE, TN 37205	**FRANKLIN, TN 37067**	

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 ACKNOWLEDGE, WE,

MICHELE B FASSBENDER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL P KWAS and KARLI KWAS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP

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 Lot No. 128 on the Plan of Section 1, Warner Park Valley, as of record in Plat Book 3600, pages 12 - 14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MICHELE B FASSBENDER BY WARRANTY DEED FROM JOHN W COWAN AND WFIE, DAKIE C COWAN DATED 06/12/09 AND RECORDED ON 06/15/09 IN INSTRUMENT NO. 20090615-0055451, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 3600, Page 12-14, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 6311 PARK LANE, NASHVILLE, TN 37205.

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 in 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/our hand(s) this 7th day of September, 2012.

MICHELE B FASSBENDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELE B FASSBENDER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2012.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012

Notary Public

My Commission Expires STATE OF TENNESSEE