BILL GARRETT, Davidson County
Trans:T20120089880 DEEDWARR
Recvd: 11/26/12 14:37 2 pgs
Fees:13.00 Taxes:329.30
20121126-0108444

(1)

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of November, 2012, by and between Kisik Park, married, party of the first part, and Allen Francis Joseph Szyrwiel and Kristina Lynn Szyrwiel, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tractor parcel of land located in Davidson County, Tennessee described as follows to wit: Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haywood Hills, Section 5, of record in Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Kisik Park, by virtue of that certain Cash Deed dated May 31, 2012, at Instrument No. 20120604-0048086 in the Register's Office of Davidson County, Tennessee. * Seller warrants that this property has been used for investment purposes only and never as her primary residence.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kisik Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kisik Park, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of November, 2012.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

Property Owner & Address: Allen Francis Joseph Szyrwiel and Kristina Lynn Szyrwiel

Tax Parcel No 16203036800

Property Address: 925 Algonquin Court
Antioch, TN 37013

MAIL TAX
BILLS TO: New owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $89,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2012.

Notary Public

My Commission Expires:

