WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057007 DEEDWARR
Recvd: 07/03/13 14:57 3 pgs
Fees:18.00 Taxes:366.30

20130703-0069279

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5511 KACZMARSKI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
G. Grace Kaczmarski	same	096-05-0-181.00
2722 McCampbell Avenue		
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE CONDRA WIGGINS, TRUDIE CONDRA SCHWENK AND SHERRIE CONDRA DEBOW

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

G. GRACE KACZMARSKI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2722 McCampbell Avenue, Nashville, TN 37214

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 hand on the ~~19th~~ 28th day of June, 2013.

~~SEE ADDITIONAL SIGNATURE~~ ON EXHIBIT B
Connie Condra Wiggins

Trudie Condra Schwenk

Trudie Condra Schwenk

Sherrie Condra DeBow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ~~CONNIE CONDRA WIGGINS AND~~ TRUDIE CONDRA SCHWENK, AND SHERRIE CONDRA DEBOW, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this ~~19th~~ 28th day of June, 2013.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

13-C5511 KACZMARSKI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 81, SECTION 2, DONELSON HEIGHTS, as shown on plat of record in Plat Book 1835, Page 39 (erroneously referred to as Book 1833, Page 39 in Deed of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Thomas N. Condra and wife, Juanita S. Condra to Connie Condra Wiggins, Trudie Condra Schwenk and Sherrie Condra DeBow as recorded on the 27th day of January, 2004 in Instrument No. 20040127-0010453 and Warranty Deed from G.C. Thompson and wife, Elizabeth Thompson to Thomas N. Condra and wife, Juanita S. Condra as recorded on the 20th day of July, 1953 in Deed Book 2153, Page 393, in the Register's Office of Davidson County, Tennessee.

Thomas N. Condra having since died on November 6, 2012

Junaita S. Conda having since died on June 29, 2009

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, DONELSON HEIGHTS, as recorded in Plat Book 1835, Page(s) 39, 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(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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(c).

EXHIBIT B

_____
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2013.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5511 KACZMARSKI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
G. Grace Kaczmarski	same	096-05-0-181.00
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FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE CONDRA WIGGINS, TRUDIE CONDRA SCHWENK AND SHERRIE CONDRA DEBOW

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

G. GRACE KACZMARSKI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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Witness our hand on the 19th day of June, 2013.

x Connie Condra Wiggins
Connie Condra Wiggins

_____
Trudie Condra Schwenk

_____
Sherrie Condra DeBow

OFFICIAL SEAL
MARLA S GIBLICHMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/19/17

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CONNIE CONDRA WIGGINS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Northbrook, Illinois, this 18th day of June, 2013.

Notary Public Marla S Giblichman

My Commission Expires: 2/19/17