BILL GARRETT, Davidson County
Trans:T20130086748 DEEDWARR
Recvd: 10/07/13 16:08 2 pgs
Fees:13.00 Taxes:813.63
20131007-0105318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 219,900.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2013.

Notary Public

My commission expires: 6-21-2016

R. KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DANIEL AGEE **MICHELLE LIGGETT**	Cole Taylor Bank	**172120B37600CO**
3466 COBBLE STREET	2350 Green Rd, Ste 100	
NASHVILLE, TN 37211	Ann Arbor, MI 48105	

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,

PAUL KAZANOFSKI, MARRIED

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

DANIEL AGEE and MICHELLE LIGGETT, WITH 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. 534 on the Plan of Bradford Hills, Section Seventeen, of record in Book 7900, page 6; Amended in Book 7900, page 976, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO PAUL KAZANOFSKI BY WARRANTY DEED FROM DOUGLAS LAMAR DURR, A SINGLE MAN, DATED 07/23/2013 RECORDED ON 08/05/2013 IN INSTRUMENT NO. 20130805-0081614 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DOUGLAS LAMAR DURR, A SINGLE MAN, BY WARRANTY DEED FROM MICHAEL G. FANN AND WIFE, MELINDA B. FANN, DATED 03/14/2003 RECORDED ON 03/20/2003 IN INSTRUMENT NO. 20030320-0036815 RE-RECORDED IN INSTRUMENT NO. 20030421-0052063, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER THE PRINCIPLE RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3466 COBBLE STREET, 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, 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 October, 2013.

PAUL KAZANOFSKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PAUL KAZANOFSKI, 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 October, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015