BILL GARRETT, Davidson County
Trans:T20130097114 DEEDWARR
Recvd: 11/14/13 12:52 2 pgs
Fees:13.00 Taxes:723.35
20131114-0117795

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,500.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2013.

Notary Public
My commission expires: 9-9-14

03-1310-38071

Address of New Owner:	Send Tax Bills to:	Tax Information
Krzysztof K. Zienkiewicz 1276 Scarcroft Lane Nashville TN 37221	Fifth Third Mortgage Co. 5001 Kingsley Dr. MD 1 MOBS2 Cincinnati, OH 45227	141-05-0-A-200.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henry M. Bransford, Jr. and Pecolia T. Bransford, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Krzysztof K. Zienkiewicz**, **unmarried**, hereinafter called the Grantees, their successors 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. 200, on the Plan of Avondale Park, Phase 2, Section 1, of record in Instrument No. 20110208-0011105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Avondale Residential, Inc. by deed from Avondale Park Residential, dated April 18, 2010, recorded April 20, 2010, of record in Instrument No. 20100420-0029547, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by deed from Avondale Residential, Inc., dated March 1, 2012, recorded March 2, 2012, of record in Instrument No. 20120302-0018668, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20120427-0036258, said Register's Office.

Further being the same property conveyed to Henry M. Bransford, Jr. and Pecolia T. Bransford, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 6, 2012, recorded June 7, 2012, of record in Instrument No. 20120607-0049838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1276 Scarcroft Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of November, 2013.

Henry M. Bransford, Jr.

Pecolia T. Bransford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry M. Bransford, Jr. and Pecolia T. Bransford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of November, 2013.

Lisa S. Geoghegan
State of Tennessee at Large

My Commission expires: 9-20-17

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY