THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Return To: 14-0118
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140019866 DEEDWARR
Recvd: 03/25/14 13:35 2 pgs
Fees:13.00 Taxes:440.30
20140325-0024471

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brenda L. Smith and James C. Emerson 124 Marita Avenue Goodlettsville, Tennessee 37072	Community Trust Bank 1500 Hudson Lane Ste 2A Monroe, LA 71201	033-12-0-048.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JONATHAN WOLSKI, and wife, JOY WOLSKI**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BRENDA L. SMITH AND JAMES C. EMERSON**, both unmarried as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of Gatewood, Section 1, as shown by plat of record in Plat Book 3300, Page 48-51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 154 fronts 75 feet on the easterly side of Marita Avenue (house No. 124) and runs back 228.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear on which it measures 80.9 feet thereon.

Being the same property conveyed to Jonathan Wolski, a married man, by Warranty Deed from Kathleen P. Traylor, an unmarried person, of record in Instrument No. 20090930-0090582, dated 9/25/2009, Register's Office for Davidson County, Tennessee.

Joy Wolski joins here only to convey any interest she may have by way of marriage to Jonathan Wolski.

This is improved property known as **124 Marita Avenue, Goodlettsville, Tennessee 37072** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **21st** day of **March, 2014**:

Jonathan Wolski

JOY WOLSKI

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 **JONATHAN WOLSKI and JOY WOLSKI**, the bargainors, 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 this 21st day of March, 2014:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $119,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2014:

Notary Public

My Commission Expires: 6.3.14

