When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684
File No. RH1218

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James E. Makowiec Ann A. Makowiec 147 West End Place Unit 46 Nashville, TN 37205	NEW OWNER **361 Hourglass Lane** **Baldwinsville, NY** **13027**	104090G04600CO

BILL GARRETT, Davidson County
Trans:T20140030832 DEEDWARR
Recvd: 05/05/14 14:18 3 pgs
Fees:18.00 Taxes:740.00
20140505-0038103

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **William A. Wolf and Caryn S. Wolf, husband and wife, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **James E. Makowiec and Ann A. Makowiec, husband and wife ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 46, West End Place Condominiums (formerly Park Circle Condominiums), a Horizontal Property Regime, located on West End Avenue, Davidson County, Tennessee, as shown on the plan of West End Place Condominiums, (formerly Park Circle Condominiums) shown as Exhibit "B" to Master Deed of record in Book 6809, pages 610-620, said Register's Office, and described in a Master Deed recorded in Book 6809, page 569, as amended in Book 9992, page 744, said Register's Office.

Being the same property conveyed to William A. Wolf and Caryn S. Wolf, husband and wife by Warranty Deed from Carole Lynne Brantley, unmarried, dated April 30, 2013, recorded May 1, 2013, of record in Instrument No. 20130501-0043726, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Carole Lynne Brantley by Warranty Deed from Durette Q. Woods, dated October 24, 2002, recorded November 21, 2002, of record in Instrument No. 20021121-0144808, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **147 West End Place, Unit 46, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Caryn S. Wolf, by J. David Wicker pursuant to a Power of Attorney executed by Caryn S. Wolf on April 18, 2014, of record in 20140505-0038102, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of William A. Wolf, by J. David Wicker pursuant to a Power of Attorney executed by William A. Wolf on April 18, 2014, of record in 20140505-0038101, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2014.**

GRANTOR(S)

William A. Wolf J. David Wicker his Attorney-in-Fact

Caryn S. Wolf J. David Wicker her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Caryn S. Wolf and William A. Wolf,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **30th** day of **April, 2014.**

Notary Public

My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: William A. Wolf and Caryn S. Wolf, husband and wife

TO: James E. Makowiec and Ann A. Makowiec, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015