THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061198** BILL GARRETT, Davidson County Trans:T20140052886 DEEDWARR Recvd: 07/22/14 13:15 2 pgs Fees:13.00 Taxes:2719.50 20140722-0065042	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2014. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Dabrowiak Leslie Dabrowiak 1060 Lynnwood Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 14403000500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David F. Arnholt and Cynthia H. Arnholt, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Dabrowiak and Leslie Dabrowiak, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 23, CHICKERING HILLS, SECTION ONE, as shown on plat of record in Plat Book 2331, Page 8, 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 to David F. Arnholt and wife, Cynthia H. Arnholt by Warranty Deed from Vicki Oglesby, Married, recorded on the 6th day of June, 2007 in Instrument No. 20070606-0067518, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING HILLS, SECTION ONE, as recorded in Plat Book 2331, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2335, Page 606 and setout in Warranty Deed recorded in Book 2336, Page 148.

Restrictions and Easement for Roadway recorded in Book 1542, Page 313.

Easement recorded in Book 6335, Page 780.

This is improved property located at 1060 Lynnwood Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2014.

David F. Arnholt Cynthia H. Arnholt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Arnholt and Cynthia H. Arnholt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2014.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014