THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2014. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20140075482 DEEDWARR
Recvd: 10/06/14 15:33 2 pgs
Fees:13.00 Taxes:1443.00
20141006-0092596

WARRANTY DEED

Address New Owner: Robert T. Kazmerowski and Shannon B. Kazmerowski 4700 Wyoming Avenue Nashville TN 37209	Send Tax Bills To: AVENUE BANK 3823 CLEGHORN AVE. NASHVILLE, TN 37215	Tax Information: Tax Parcel ID No. 10304004000

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, **Scott B. Dennis and Virginia C. Robertson now known as Virginia Dennis, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. Kazmerowski and Shannon B. Kazmerowski, 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 the Easterly 50 feet of Lot No. 601 of Block 30, on the Plan of Charlotte Park Addition, of record in Book 57, Page 103, Register's Office for said County.

Said part of Lot No. 601 fronts 50 feet on the Northerly side of Wyoming Avenue and runs back between parallel lines, along the Westerly margin of 47th Avenue North, 150 feet to an alley in the rear.

Being the same property conveyed to Scott B. Dennis and Virginia C. Robertson, husband and wife by General Warranty Deed from Russell F. Thomas and wife, Mary E. Thomas, recorded on the 5th day of October, 2009 in Instrument No. 20091005-0092368, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK ADDITION, as recorded in Plat Book 57, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4700 Wyoming Avenue Nashville TN 37209.

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 1st day of October, 2014.

Scott B. Dennis by Will Chapman, Attorney in Fact

Scott B. Dennis by Will Chapman, his attorney-in-fact

Virginia Dennis by Will Chapman, Attorney in Fact

Virginia Dennis by Will Chapman her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Scott B. Dennis and Virginia Dennis,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of October, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017