Davidson County DEEDWARR
Recvd: 10/10/14 07:23 4 pgs
Fees:23.00 Taxes:1221.00
20141010-0093907

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32005-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 9th day of October, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffery T. White 843 Summerly Drive Nashville, TN 37209	Bank of America, N.A. 4500 Amon Carter Blvd- Fort Worth, TX 76128	Map and Parcel No.: 102 120 01300

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, **John A. Dabrowiak, married** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Jeffery T. White, a single person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 843 Summerly Drive, Nashville, TN 37209.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Leslie Dabrowiak joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property.

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 the 9th day of October, 2014.

John A. Dabrowiak

Leslie Dabrowiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John A. Dabrowiak and Leslie Dabrowiak**, 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, at office, this 9th day of October, 2014.



My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Horton Heights, Section V, of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Dabrowiak by deed dated July 6, 2005, from Heirs at Law of Doris Mae Taylor, deceased, being Marilyn Taylor Clark and Susan Taylor Harris, of record in Instrument No. 20050708-0079523, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State and County taxes for the year 2015 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 102 120 01300.
2. All matters appearing on the Plan of record as Book 1835, page 130, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4316, page 127, and Book 5088, page 817, Register's Office for Davidson County, Tennessee.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County