BILL GARRETT, Davidson County
Trans:T20140077258 DEEDWARR
Recvd: 10/14/14 11:15 2 pgs
Fees:13.00 Taxes:288.60
20141014-0094717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/26/2018

(AFFIX SEAL)

WARRANTY DEED

KEVIN HEFFELMAN NOTARY PUBLIC STATE OF TENNESSEE GRAHAM COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Bright Title & Escrow, LLC
518 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Kaczmarczyk, AKA Steve Kaczmarczyk and wife, Krista Kaczmarczyk	SAME AS NEW OWNER	02000006500 & 02000006600
	(NAME)	
4807 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dale Pyron, individually and Dale Pyron, Executor of the Estate of Joe Pyron, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven J. Kaczmarczyk, AKA Steve Kaczmarczyk and wife, Krista Kaczmarczyk, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 AND 12, FINAL PLAT, SECTION THREE, JACOBS VALLEY, OF RECORD IN INSTRUMENT NO. 20021010-0124310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPREHENSIVE AND BINDING DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DALE PYRON AND JOE PYRON, TENANTS IN COMMON BY DEED FROM JACK W. SMITH OF RECORD IN BOOK 11456, PAGE 622, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOE PYRON HAVING SINCE DECEASED AND BY ARTICLE IV, FIRST CODICIL, OF THE LAST WILL AND TESTAMENT OF JOE PYRON, SAID PROPERTY IS SOLELY DEVISED TO DALE PYRON.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1129 Jacobs Court, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand(s) this 8th day of October, 2014.

WARRANTY DEED
(Continued)

Dale Pyron, Individually

Dale Pyron, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Pyron, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2014.

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, appeared Dale Pyron, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the Executor of The Estate of Joe Pryon and that he as such Executor, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name as Executor of the Estate of Joe Pyron.

Witness my hand and official seal, this the 8th day of October, 2014.

Notary Public

My Commission Expires: 7/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072