File 26644-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089077 DEEDWARR
Recvd: 11/26/14 09:12 2 pgs
Fees:13.00 Taxes:902.80
20141126-0109006

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Anne B. Wallace
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2014.

Notary Public

My commission expires: 2/13/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anne B. Wallace	**Pinnacle Bank**	**Map 092-13-0 Parcel 388-00**
244 35th Ave. N.	**P.O. Box 331678**	
Nashville, TN 37209	**Murfreesboro, TN 37133**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan Kolakowski, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne B. Wallace, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 134, on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan Kolakowski, a single person, by Deed dated January 27, 2005 from Susan Henderson, a single person, of record in Instrument No. 20050128-0010532, Register's Office for Davidson County, Tennessee.

Eliza Kolakowski, spouse of the above named Jonathan Kolakowski, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel of land is subject to the following:
The Plan of record in Book 161, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (__x__) Unimproved (____) property, known as **244 35th Ave. N., Nashville, TN 37209**

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 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 **24th** day of **November, 2014.**

Jonathan Kolakowski

Eliza Kolakowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jonathan Kolakowski and Eliza Kolakowski,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **24th** day of **November, 2014.**

Notary Public

My Commission Expires: 11-15-15

