BILL GARRETT, Davidson County
Trans:T20140097145 DEEDWARR
Recvd: 12/30/14 09:54 2 pgs
Fees:13.00 Taxes:1809.30
20141230-0118767

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140219

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014.

NOTARY PUBLIC

My commission expires: 8/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Kay Kowalski *et vir* 301A Fairfax Avenue Nashville, TN 37212	Same address as new owner	P/O 104-10-0-085.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Eighty Nine Thousand and 00/100 Dollars ($489,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOHN HOWARD, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SANDRA KAY KOWALSKI AND JOHN HENRY LILLY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of Fairfax Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140409-0029709, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING A PORTION of the same property conveyed to John Howard, by Special Warranty Deed from Jewish Federation of Nashville and Middle Tennessee, a Tennessee non-profit corporation (as to 18% of a 50% interest), dated December 19, 2012 and recorded January 3, 2013, of record in Instrument No. 20130103-0000995, in the office aforesaid. THEREAFTER, BEING A PORTION of the same property conveyed to John Howard, by Deed dated from Alvin Zager (as to his 50% interest) and Valerie Landa (remaining 82% of her 50% interest), dated December 21, 2012 and recorded January 3, 2013, of record in Instrument No. 20130103-0000996, in the office aforesaid.

The address of the herein described property is believed to be 301A Fairfax Avenue, Nashville, TN 37212, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20140409-0029709; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 19th day of December, 2014.

JOHN HOWARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, John Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2014.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY