RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000682 DEEDWARR
Recvd: 01/05/15 13:19 2 pgs
Fees:13.00 Taxes:471.75
20150105-0000836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Bruce Bal
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

M. Menke
NOTARY PUBLIC

My commission expires: 5-8-2018

MEGAN MENKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Terrace Janiak 6605 Corrywood Dr. Nashville, TN 37205	Same as new Owner	160-14-0-B-063.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars ($127,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARNIE HENDLEY, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRACE JANIAK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Unit No. 5763, in Brentwood Trace Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominium, recorded in Book 5200, page 219, as revised in Book 5200, page 230, further revised in Book 5200, page 261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marnie Hendley, unmarried, by Warranty Deed from Bradford Lott and wife, Susan P. Lott, dated October 15, 2003 and recorded October 27, 2003, of record in Instrument No. 20031027-0158091, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 5763 Brentwood Trace, Brentwood, TN 37027, and is shown on all tax records as same, 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 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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have 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 were paid by the Grantor prior to closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

The subject property was not a marital residence of the Grantor herein, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 30th day of December, 2014.

MARNIE HENDLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Marnie Hendley, 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 seal, this the 30th day of December, 2014.

M. Menke
Notary Public

My commission expires: 5-8-2018

