BILL GARRETT, Davidson County
Trans:T20150015953 DEEDWARR
Recvd: 03/04/15 12:13 2 pgs
Fees:13.00 Taxes:499.50
20150304-0018953

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 2 day of March, 2015.

Notary Public
My commission expires: 11-3-15

06-1502-75942

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric S. Kowalczyk	Bank of America	119-12-0-116.00
743 Carlyle Place	101 South Tryon St	
Nashville TN 37211	Charlotte NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James K. Calloway, unmarried and Helen M. Church, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric S Kowalczky and Dayna L Kowalczky, husband and wife, hereinafter called the Grantees, their successors 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. 101, on the Plan of Section Two, Battlewood, of record in Book 1835, Pages 95 and 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James K. Calloway, an unmarried person and Helen M. Church, a married person by deed from James L. Church and wife, Helen M. Church, dated December 29, 2009, recorded December 31, 2009, of record in Instrument No. 20091231-0118985, Register's Office for Davidson County, Tennessee.

The above mentioned property is not nor ever has been the primary residence of the spouse of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 743 Carlyle Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2 day of March, 2015.

James K Calloway
James K. Calloway

Helen M. Church
Helen M. Church

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James K. Calloway and Helen M. Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2 day of March, 2015.

Kathleen A Tomlinson
Notary Public

My Commission expires 12-27-15

KATHLEEN A TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Return to:

Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217

15NT00078