ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Alan Philip Kozak & Carol Jane Kozak 4903 Michigan Avenue Nashville, TN 37209	F & M Bank 50 Franklin Street Clarksville, TN 37040	091-07-0-336.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Todd A. Englert and wife, Rose A. Englert, as tenants by the entirety (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eric Summers, a single person and Alan Philip Kozak and Carol Jane Kozak, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 804 & 806, BLOCK 135, PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 & 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from R. Kirkland Moser, Trustee to Todd A. Englert and wife Rose A. Englert as tenants by the entirety, as recorded on the 28th day of March, 2013 in Instrument No. 20130328-0030773 and Warranty Deed from Ari P. Surdoval and wife, Roschelle L. Moore Surdoval to Rose Cox and Anthony Indriolo, both unmarried, as joint tenants with right of survivorship as recorded on the 17th day of June, 2009 in Instrument No. 20090617-0056491, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 4903 Michigan Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. Matters shown on the plat of Plan No. 1, West Nashville as recorded in Plat Book 57, Page 74 & 75, said Register's Office for Davidson County, Tennessee.

(STATE OF ~~TENNESSEE~~ Oregon)
(COUNTY OF ~~DAVIDSON~~ Multnomah)
(The actual consideration or value, whichever is greater
(for this transfer is $293,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 31 day of March, 2015.
(
(My Commission Expires: Oct. 26, 2018 Notary Public

OFFICIAL STAMP
X'ZAVYER R HOLDEN-JENKINS
NOTARY PUBLIC – OREGON
COMMISSION NO. 933326
MY COMMISSION EXPIRES OCTOBER 26, 2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150024553 DEEDWARR
Recvd: 04/02/15 14:58 2 pgs
Fees:13.00 Taxes:1084.10
20150402-0029040

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 31 day of March, 2015.

Todd A. Englert

Rose A. Englert

OFFICIAL STAMP
X'ZAVYER R HOLDEN-JENKINS
NOTARY PUBLIC – OREGON
COMMISSION NO. 933326
MY COMMISSION EXPIRES OCTOBER 26, 2018

STATE OF Oregon }
COUNTY OF Multnomah }
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Todd A. Englert with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the same foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31 day of March, 2015.

My Commission Expires: Oct. 26, 2018 Notary Public

OFFICIAL STAMP
X'ZAVYER R HOLDEN-JENKINS
NOTARY PUBLIC – OREGON
COMMISSION NO. 933326
MY COMMISSION EXPIRES OCTOBER 26, 2018

STATE OF Oregon }
COUNTY OF Multnomah }
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rose A. Englert with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the same foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31 day of March, 2015.

My Commission Expires: Oct. 26, 2018 Notary Public