BILL GARRETT, Davidson County
Trans:T20150025858 DEEDWARR
Recvd: 04/07/15 15:11 2 pgs
Fees:13.00 Taxes:911.03
20150407-0030657

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$246,225.00~~ ~~Affiant~~ Subscribed and sworn to ~~before~~ me, this the 2nd day of April, 2015. ~~Notary Public~~ My commission expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew C. Leahey Emily M. Leahey	Community Mortgage	
1318 4th Avenue North	19045 E. Valley View Pkwy, Suite F	082090K00100
Nashville, TN 37208	Independence, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PIOTR MICHALOWSKI AND DEANNA RELYEA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW C. LEAHEY AND EMILY M. LEAHEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 30, Unit A, on the Master Deed establishing 1318 4th Avenue Townhomes, a Horizontal Property Regime, as established by a Master Deed of record at Instrument No. 20050504-0049815, as amended in Instrument No. 20150325-0025810 and Instrument No. 20150407-0030656, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being part of the same property conveyed to Piotr Michalowski and wife, Deanna Relyea by Warranty deed from Lawrence Bros., LLC of record in Instrument No. 20050518-0056069 Register's Office for Davidson County, Tennessee, dated May 17, 2005 and recorded on May 18, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1318 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of April, 2015.

Piotr Michalowski

Deanna Relyea

STATE OF Michigan
COUNTY OF Washtenaw

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Piotr Michalowski and Deanna Relyea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of April, 2015.

Notary Public

My Commission Expires: 3/10/2020

RICHARD CLACK
Notary Public - Michigan
Wayne County
My Commission Expires Mar 10, 2020
Acting in the County of Washtenaw