BILL GARRETT, Davidson County
Trans: T20150037669 DEEDWARR
Recvd: 05/14/15 15:45 2 pgs
Fees: 13.00 Taxes: 499.50
20150514-0044589

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2015. Notary Public My commission expires: 7-3-17

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:
Addison Rogers Wolnski Adam James Wolnski	Pinnacle Bank	
406 Lanier Drive	150 3RD AVE S SUITE 900	052-02-0-019.00
Madison, TN 37115	NASHVILLE, TN 37201	

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, **CRYSTAL RAMSEY, UNMARRIED AND ALEXANDRA CHRISTIANSEN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADDISON ROGERS WOLNSKI AND ADAM JAMES WOLNSKI, WIFE AND HUSBAND,** 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 No. 22 on the Plan of Revised Map of Rainbow Terrace Subdivision, Block E of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Crystal Ramsey, an unmarried woman by Warranty deed from Rex A. Frazier, unmarried of record in Instrument No. 20120518-0043399 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 18, 2012.

Being the same property conveyed to Crystal Ramsey, unmarried and Alexandra Christiansen, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Crystal Ramsey, unmarried of record in Instrument No. 20130401-0031787 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on April 01, 2013.

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 406 Lanier Drive, Madison, TN 37115.

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 11th day of May, 2015.

Crystal Ramsey

Alexandra Christiansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Crystal Ramsey and Alexandra Christiansen, 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 11th day of May, 2015.

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

Notary Public