Davidson County DEEDWARR
Recvd: 05/28/15 11:50 3 pgs
Fees:18.00 Taxes:2675.10
20150528-0049148

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Mirolsaw Mikicki and Barbara Mikicki 123 39th Avenue North Nashville, TN 37209	NEW OWNERS	104-01-0-283.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

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, Pamela J. Miller, an unmarried person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Mirolsaw Mikicki and wife, Barbara Mikicki (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 Lot No. 60 on the Plan of West Grove Subdivision of record in Plat Book 421, page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said lots adjoin and front together 100 feet on the Westerly side of 39th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Pamela J. Miller by Warranty deed from Robert C. Kortuem, Executor of record in Book 9775, page 45, Register's Office of Davidson County, Tennessee dated August 24, 1995, and recorded on August 28, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown on the Plan of record as recorded in Plat Book 421, page 87, said Register's Office.

This is an improved property commonly known as 123 39th Avenue North, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $723,000.00.

Affiant

Subscribed and sworn before me this 26th day of May, 2015.

Notary Public

Commission Expires:

RENEE RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-25-2019

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.

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

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 26 day of May, 2015.

Pamela J. Miller

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Pamela J. Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:

Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).