THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2015. Notary Public MY COMMISSION EXPIRES: 02/26/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150043509 DEEDWARR
Recvd: 06/03/15 12:54 2 pgs
Fees:13.00 Taxes:1313.50
20150603-0051803

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Prielozny	NEW OWNER	MAP
312 Culpepper Ct.		PARCEL 171030B00800CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alice M. Cazan, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph R. Prielozny and Jessica C. Prielozny, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 276 on the Plan of First Revision Section 5A Fredericksburg R20 Residential P.U.D. of record in Plat Book 7900, Page 961, 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 Marvin D. Miller and Alice M. Cazan, both unmarried, as Joint Tenants with Right of Survivorship by Warranty deed from Yalan Zhao, unmarried of record in Instrument No. 20060629-0078102 Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on June 29, 2006.

Marvin Duane Miller and Alice Marie Miller (formerly and again now known as Alice M. Cazan) were divorced by Final Decree Docket No. 09D-1779 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Tn.Being the same property conveyed to Alice M. Miller by Quitclaim deed from Marvin D. Miller of record in Instrument No. 20120222-0015472 Register's Office for Davidson County, Tennessee, dated August 04, 2009 and recorded on February 22, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **312 Culpepper Ct., Brentwood, TN 37027.**

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 _____ hand( ) this the 27th day of May, 2015.

Alice M. Cazan

Alice M. Cazan

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice M. Cazan** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2015.

My Commission expires: 09/06/2016

Vickie Wilson
Notary Public

Notary Public State of Florida
Vickie Wilson
My Commission EE 832928
Expires 09/06/2016

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of May, 2015.

My Commission expires: _____

_____
Notary Public