WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047676 DEEDWARR
Recvd: 06/16/15 10:27 2 pgs
Fees:13.00 Taxes:869.50
20150616-0057097

P-VRES-15-3805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2015.

KAYLA E. LODGE NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

MY COMMISSION EXPIRES: 5/3/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reed I. Collins and Sally K. Fitzpatrick	NEW OWNER	
(NAME)	(NAME)	**06115036700**
3805 Kingswood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JACOB WOLCZYK, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REED I. COLLINS, AN UNMARRIED MAN AND SALLY K. FITZPATRICK, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

BEING THE SOUTHERLY 25 FEET OF LOT N0. 275 AND THE NORTHERLY 50 FEET Of LOT NO. 276 ON THE PLAN Of INGLEWOOD PLACE, AS Of RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS NOS. 275 AND 276 FRONT TOGETHER 75 FEET ON THE WESTERLY SIDE OF AN UNNAMED STREET AND RUN BACK BETWEEN PARALLEL LINES,182.4 FEET TO A DEAD LINE.

Being a portion of the same property conveyed to Jacob Wolczyk by Warranty deed from Jennifer Norman, unmarried of record in Instrument No. 20090619-0057483 Register's Office for Davidson County, Tennessee, dated June 15, 2009 and recorded on June 19, 2009. Emily Wolczyk, spouse of Jacob Wolczyk , joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Agreement for Joint Driveway of record in Instrument No. 20150616-0057096, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3805 Kingswood Avenue , Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JUNE, 2015.

Jacob Wolczyk

Emily Wolczyk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Wolczyk and Emily Wolczyk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066