WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150068586 DEEDWARR
Recvd: 08/14/15 14:07 2 pgs
Fees:13.00 Taxes:307.10
20150814-0081866

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Amador	NEW OWNER	029-000
(NAME)	(NAME)	(MAP)
5610 Clarksville Pike		219:00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donna K. Kowalski and spouse, Mike Kowalski, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Martin Amador and spouse, Shar Amador, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in the 14'1\ formerly 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Ben M. Moore, Ill, as follows:

Beginning on the easterly margin of Highway No. 112 at the northwest corner of the property conveyed to Lawrence E. McCluskey and wife, by deed from L.K. Kemp et al., of record in Book 1371, page 239, Register's Office for said County; thence with the easterly margin of said Highway, north 24 1/2 degrees west 140 feet to the southwest corner of a 2.15 acre tract owned by Kemp; thence with the south margin of said tract, eastwardly 420 feet; thence northwardly 180 feet to the northeast corner of a 2.15 acre tract; thence eastwardly 1350 feet; thence southerly 520.57 feet; thence westerly 993 feet to a tract of land owned by Lawrence A. McCluskey; thence northerly 190 feet; thence westerly 723 feet to the easterly margin of Highway No. 112, the point of beginning, containing 15.83 acres, more or less.

Being the same property conveyed to William W. Graves and wife, Sue T. Graves by Warranty deed from William H. Blunkall and wife, Ethel M. Blunkall of record in Book 2742, page 328, Register's Office for Davidson County, Tennessee.

The said William Woodrow Graves, Sr., having died on November 1, 1980 and the said Sue Belle Graves having since died on June 8, 1997. Sue Belle Graves and Sue T. Graves being one and the same person.

See affidavit of heirship of record in Instrument No. 20010917-0100587, said Register's Office.

Said property being further conveyed to Donna K. Kowalski by Quitclaim deed from William W. Graves, Jr. of record in Instrument No. 20040503-0049947 Register's Office for Davidson County, Tennessee; and further conveyed to Donna K. Kowalski and husband, Mike Kowalski, as tenants by the entirety by Quitclaim deed from Donna K. Kowalski of record in Instrument No. 20050110-0003728 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 5610 Clarksville Pike, Nashville, Tennessee

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 my/our hand(s) this 12th day of August, 2015.

Donna K. Kowalski
Donna K. Kowalski

Mike Kowalski
Mike Kowalski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donna K. Kowalski and Mike Kowalski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of August, 2015.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County