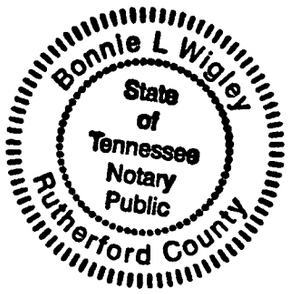
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2016

Notary Public:

MY COMMISSION EXPIRES: SEPTEMBER 25, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dale R. Liszka	Peoples Home Equity	Parcel ID:
2736 Windemere Drive	2494 N Mt Juliet Rd Ste 500	08407001200
Nashville, TN 37214	Mount Juliet TN 37122	

FOR AND IN 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, we

J. William Loviza, Jr., Executor of The Estate of John W. Loviza and J. William Loviza, Jr., Trustee of The Loviza Family Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dale R. Liszka and wife, Kelli Liszka

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. 54, on the Plan of Sunny Acres, Section Three, as of record in Book 2663, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 54 fronts 135 feet on the north side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line in the rear.

Being the same property conveyed to John W. Loviza and wife, Emily P. Loviza by deed from Jesse G. Hawkins and wife, Betty B. Hawkins of record in Book 7058, Page 316, Register's Office for said County, dated November 28, 1986. And being the same property conveyed to Emily P. Loviza by Quitclaim Deed from John W. Loviza of record in Book 10267, Page 150, and in Book 10294, Page 590, said Register's Office. And being the same property conveyed to John W. Loviza by Quitclaim Deed from Emily P. Loviza of record in Instrument 20010228-0018751, said Register's Office. The said Emily P. Loviza died April 19, 2010, and title vested in John W. Loviza as surviving tenant by the entirety. The said John W. Loviza died testate on September 27, 2015, and the Will was admitted to Probate as Probate No. 15P1683 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of The Estate of John W. Loviza pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 15P1683, and the said J. William Loviza, Jr., Trustee of The Loviza Family Trust joins in this conveyance for the purposes of conveying any interest he may have as Trustee.

This conveyance is subject to Restrictions of record in Book 2811, Page 171, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2736 Windemere Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20160002393 DEEDWARR
Recvd: 01/11/16 12:01 2 pgs
Fees:13.00 Taxes:962.00
20160111-0002638

Witness my hand this 6th day of January, 2016.

The Estate of John W. Loviza

BY:_____
J. William Loviza, Jr., Executor

and,

The Loviza Family Trust

BY:_____
J. William Loviza, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. William Loviza, Jr., Executor for The Estate of John W. Loviza with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of The Estate of John W. Loviza and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. William Loviza, Jr., Trustee of The Loviza Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Trustee of The Loviza Family Trust, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.