File Bk 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160003697 DEEDWARR
Recvd: 01/14/16 13:24 2 pgs
Fees:13.00 Taxes:444.00

20160114-0004048

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Daniel M Orlowski by
Affiant Peter Clark - attny-in-fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: October 12, 2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANN B. WADDELL COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Orlowski	Daniel M. Orlowski	13301004500
(NAME)	(NAME)	
215 Manor Road	215 Manor Road	
(ADDRESS)	(ADDRESS)	
Southbury, CT 06488	Southbury, CT 06488	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mark J. Donati and Joanna Donati, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel M. Orlowski, a single man,** 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:

Being Lot No. 37 on the plan of W. G. McNabb's Subdivision of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark J. Donati by deed from Phillip Smith and wife, Cheyenne Smith dated 11/8/06, of record in Instrument No. 200611115-0141889, Register's Office for Davidson County, Tennessee.

Joanna Donati joins in this conveyance to convey any and all interest she may have in said property.

This conveyance is subject to 2016 taxes, prorated, and assumed by the Grantee; all matters as set out on the plan of record. Subject to parties in possession or any leases not of record.

unimproved ☐

This is improved ☑ property, known as 3108 Louise Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 12th January, 2016.

Mark J. Donati
By: James Hodge, Attorney-in-fact

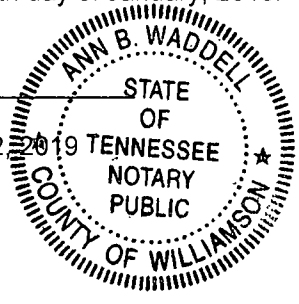
Joanna Donati
By: James Hodge, Attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me James Hodge, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Mark J. Donati and Joanna Donati, and as such Attorney-in-fact executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of January, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019



File No.: 2015-123