THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Katherine E. Watts
1012 Shadow Lane
Nashville, TN 37206
SEND TAX BILLS TO:
Wolfe Financial Inc.
191 H NC Highway 42N
Asheboro, NC 27203

BILL GARRETT, Davidson County
Trans:T20160023219 DEEDWARR
Recvd: 03/22/16 10:25 2 pgs
Fees:13.00 Taxes:1139.60
20160322-0027012

WARRANTY DEED

(Map 84-01-0, Parcel 145.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DALE R. LISZKA and wife, KELLI LISZKA**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **KATHERINE E. WATTS, unmarried woman,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 85, on the plan of Section I, Rose Estates, according to plat and survey of same appearing of record in Plat Book 3600, page 37, and amended in Plat Book 3805, page 360 and in Plat Book 3862, page 92 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Dale R. Liszka and wife, Kelli Liszka by Warranty Deed from Shelley Sutton, married, dated June 6, 2012, of record in Instrument No. 20120611-0050758, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3600, page 37, and amended in Plat Book 3805, Page 360 and Plat Book 3862, Page 92; to Restrictive Covenants for a detached structure of record in Instrument No. 20130321-0028230, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1012 Shadow Lane, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 17 day of March, 2016.

DALE R. LISZKA

KELLI LISZKA

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 Dale R. Liszka and Kelli Liszka, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of March, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of March, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160117