WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-16-8212-T

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)
Ralph Sears and Nancy Sears	new owner	
(NAME)	(NAME)	**155-15-0-024.00**
6262 Lake Front Road	**6262 Lake Front Road**	
(ADDRESS)	(ADDRESS)	
High Point, NC 27263	**High Point, NC 27263**	
(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, **GEORGIA G. PILSZAK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RALPH SEARS AND NANCY SEARS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Section II, Natchez Trace Estates of record in Plat Book 4675, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Beginning at a point on the Northerly margin of Greenvale Court the Westerly corner of Lot No. 44 in said subdivision; thence along the Northwesterly line of said Lot No. 44, Northeasterly 359.14 feet; thence Westerly 443.85 feet; thence Southerly 136.72 feet to a point in a Northerly line of Lot No. 42 in said Subdivision; thence along said line Southeasterly 135.30 feet to a point in the Northerly margin of said Greenvale Court; thence along said margin and around a curve Easterly 90.53 feet to a point of beginning.

Being the same property conveyed to Raymond A. Pilszak and wife, Georgia G. Pilszak by Warranty deed from Hendley & Gambill Construction Co of record in Book 4927, page 80, Register's Office for Davidson County, Tennessee, dated June 26, 1975 and recorded on June 27, 1975.

The said Raymond Pilszak having since died on January 18, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 4675, Page 54, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5196, Page 471, in the 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: **8212 Greenvale Court, Nashville, Tennessee 37221-4004**.

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.

BILL GARRETT, Davidson County
Trans:T20160033883 DEEDWARR
Recvd: 04/25/16 14:55 2 pgs
Fees:13.00 Taxes:1276.50
20160425-0040098

Witness my/our hand(s) this the 22nd DAY OF APRIL, 2016.

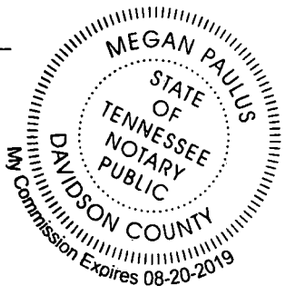
Georgia G. Pilszak by Krisa Pilszak, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Krisa Pilszak, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGIA G. PILSZAK, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGIA G. PILSZAK.

Witness my hand and official seal, this the 22nd of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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