Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1606 00 324

BILL GARRETT, Davidson County
Trans:T20160066240 DEEDWARR
Recvd: 08/02/16 09:50 2 pgs
Fees:13.00 Taxes:1637.25
20160802-0079500

ADDRESS NEW OWNER:
Jaya A. Oleksnianski
Samuel J. Wolf
1162 Greenland Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Farmington Mortgage, a division of Capstar Bank
2002 Richard Jones Rd Suite 300A
Nashville, TN 37215

MAP & PARCEL NOS.:
61-12-203

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Andrew A. Mrosla, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jaya A. Oleksnianski and Samuel J. Wolf, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 32 on the Plan of subdivision of a part of the Greenland Tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Andrew A. Mrosla, from Marisa Pelezar, unmarried, by Warranty Deed recorded on July 1, 2008, in Instrument No. 20080701-0067902, Register's Office for Davidson County, Tennessee.

Maggy Witecki joins in this conveyance to convey any and all interest she may have in said Property including but not limited to any marital interest thereiin.

This is property with a common address of **1162 Greenland Avenue, Nashville, TN 37216**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include

the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of July, 2016.

Andrew A. Mrosla

Maggy Witecki by Andrew A. Mrosla, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Andrew A. Mrosla, a married man,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **July 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of July 2016, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew A. Mrosla, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Maggy Witecki, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property, recorded in Instrument No. _____ in said Register's Office.

Witness my hand and official seal at office, this _28th day of July 2016.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1607-166

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $442,500.00.

Affiant

Subscribed and sworn before me this 28th day of July, 2016.

Notary Public
My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018