BILL GARRETT, Davidson County
Trans:T20160082021 DEEDWARR
Recvd: 09/19/16 14:14 2 pgs
Fees:13.00 Taxes:1770.45
20160919-0098390

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $478,500.00. Nancy Enoch Affiant Subscribed and sworn to before me, this the 16th day of September, 2016. Tracey Perry Notary Public My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alston Palmer	NEW OWNER	
4700 Wyoming Avenue		103-04-0-040.00
Nashville, TN 37209-3514		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT T. KAZMEROWSKI AND SHANNON B. KAZMEROWSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALSTON PALMER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 50 feet of Lot No. 601, of Block 30 on the Plan of Charlotte Park Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 601 fronts 50 feet on the Northerly side of Wyoming Avenue and runs back between parallel lines, along the Westerly margin of 47th Avenue North, 150 feet to an alley in the rear.

Being the same property conveyed to Scott B. Dennis and Virginia C. Robertson, husband and wife by deed from Russell F. Thomas and wife, Mary E. Thomas of record in Instrument No. 20091005-0092368 Register's Office for Davidson County, Tennessee, dated September 28, 2009 and recorded on October 5, 2009.

Being the same property conveyed to Robert T. Kazmerowski and Shannon B. Kazmerowski, husband and wife by Warranty deed from Scott B. Dennis and Virginia C. Robertson, now known as Virginia Dennis, husband and wife of record in Instrument No. 20141006-0092596 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 06, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4700 Wyoming Avenue, Nashville, TN 37209-3514.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF The 16th day of September, 2016.

Robert T. Kazmerowski

Shannon B. Kazmerowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert T. Kazmerowski and Shannon B. Kazmerowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017