BILL GARRETT, Davidson County
Trans: T20160084366 DEEDWARR
Recvd: 09/26/16 12:35 2 pgs
Fees: 13.00 Taxes: 1209.90
20160926-0101250

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Summer County My Commission Expires June 19, 2018

KPG16-0604

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Alexander Kowalske		
604 Maplewood Ln.	(NAME) New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1607		06106005300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULA GEORGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN ALEXANDER KOWALSKE AND COURTNEY LEIGH SIMMONS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs 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. 1 on the Plan of Resubdivision / Partition Lot 5, Subdivision of the northerly part of Mrs. Lela Hagan's 29.13 acre tract in Maplewood, of record in Instrument No. 20131008-0105799, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jim Sweeney Construction, Inc., a Tennessee Corporation by Quitclaim Deed from James S. Sweeney, III, of record in Instrument No. 20140204-0009951, Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on February 4, 2014.

Being the same property conveyed to Paula George, unmarried by Warranty Deed from Jim Sweeney Construction, Inc., of record in Instrument No. 20141211-0113508, Register's Office for Davidson County, Tennessee, dated December 9, 2014 and recorded on December 11, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20131008-0105799, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 604 Maplewood Ln. , Nashville, Tennessee 37216-1607
(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 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.

Witness my/our hand(s) this 20th day of September, 2016.

Paula George

STATE OF Tennessee
COUNTY OF Davidson

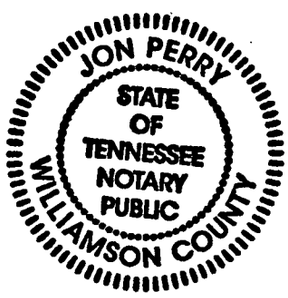
On this the 20th day of September, 2016, before me personally appeared Paula George to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959