BILL GARRETT, Davidson County
Trans:T20160104162 DEEDWARR
Recvd: 11/28/16 10:17 2 pgs
Fees:13.00 Taxes:1187.70
20161128-0124267

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162268TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Annie Jack 1208 Beautiful Valley CT Nashville, TN 37221	~~Pinnacle Bank~~ Pinnacle Bank 150 3rd Ave S #1100 Nashville TN 37201	126-15-0-A-332.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip Zawadzki and Rebecca M. Zawadzki, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Annie Jack,** a married woman hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 31, on the plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument #20040806-0094780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Zawadzki and Rebecca M. Zawadzki, husband and wife, from Martha J. Francis N/K/A Marth Francis Heath and Brent D. Heath, wife ad husband by Warranty Deed dated 08/27/2014, filed for record on 09/02/2014 in Instrument No. 20140902-0079784, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Philip Zawadzki and Rebecca M. Zawadzki** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Philip Zawadzki and Rebecca M. Zawadzki** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1208 Beautiful Valley Court, Nashville, TN 37221**.

Executed on this 22 day of November, 2016.

Philip Zawadzki

Rebecca M Zawadzki by P Zawadzki
Rebecca M. Zawadzki By Philip Zawadzki
Her Attorney In Fact
Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Philip Zawadzki**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of November, 2016.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Philip Zawadzki**, to me known to be the person who executed the foregoing instrument on behalf of **Rebecca M. Zawadzki**, as Attorney In Fact, and who acknowledged that he executed the within instrument as the free act and deed of said **Rebecca M. Zawadzki** and for the purposes therein contained.

Witness my hand this 23 day of November, 2016.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $321,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of November, 2016.

Notary Public

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-22-2019

Drafted by:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800