BILL GARRETT, Davidson County
Trans:T20160107077 DEEDWARR
Recvd: 12/06/16 11:18 2 pgs
Fees:13.00 Taxes:802.53
20161206-0127871

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $216,900.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public
My commission expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35008

04-1611-56260

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Diane Mount Nisbet 7845 Heaton Way Nashville TN 37211	New Owner	173-09-0-A-292.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lori W. Zakrzewski and Matthew T. Zakrzewski, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Diane Mount Nisbet, a single woman**, hereinafter called the Grantees, their successors 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 Lot No. 283, on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed toMichael Fleming and wife, Julia Fleming by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated November 30, 2004, recorded December 1, 2004, of record in Instrument No. 20041201-0143137, re-recorded in Instrument No. 20050110-0003652, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lori W. Zakrzewski and Matthew T. Zakrzewski by deed from Michael Fleming and Julia Fleming, dated June 19, 2015, recorded June 22, 2015, of record in Instrument No. 20150622-0059400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7845 Heaton Way, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30 day of November, 2016.

Lori W. Zakrzewski

Matthew T. Zakrzewski

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lori W. Zakrzewski and Matthew T. Zakrzewski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Cordova (city), TN (state), this 30th day of November, 2016.

Notary Public

BEVERLY LAVETTE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission expires: 7-31-2019