Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $418,000.00

Stephanie Doné
Affiant

Subscribed and sworn to before me, this 1st day of June 2017.

Notary Public Melissa Jansen
My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20170047982 DEEDWARR
Recvd: 06/06/17 11:31 2 pgs
Fees:13.00 Taxes:1546.60
20170606-0056449

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyler Gettelfinger 1414 Greenwood Ave. Nashville TN 37206	new owners	083 02 0 057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Kwarciak and Karen Kwarciak, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tyler Gettelfinger, an unmarried man and Chelsea Harrison, an unmarried woman, and Lisa S. Harrison, a married woman, tenants in common with Right of Survivorship, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 45 feet of Lot No. 30 on the Plan of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of said Lot No. 30 fronts 45 feet on the southerly margin of Greenwood Avenue and extends back between parallel lines 170 feet, more or less, to an alley in the rear.

Being the same property conveyed to Andrew Kwarciak and Karen Kwarciak by deed dated June 30, 2010, from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20100708-0053414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Sharpe and Horn's Subdivision of Elwood Place of record in Plat Book 332 Page 18, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1414 Greenwood Ave., Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), his 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 15 day of June, 2017.

Andrew Kwarciak

Karen Kwarciak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Kwarciak and Karen Kwarciak, the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this 15 day of June, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 00961