Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2017.

Notary Public
My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170050363 DEEDWARR
Recvd: 06/13/17 10:24 2 pgs
Fees: 13.00 Taxes: 458.80
20170613-0059175

Address of New Owner:	Send Tax Bills to:	Tax Information
Maciej W. Jaczynski	SWBC	163-11-0E-034.00
2940 Baby Ruth Lane Unit 7	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

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, **LaNisha I. Clark, f/k/a LaNisha I. Sayles, and husband, Kwasi Clark,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maciej W. Jaczynski and July F. Jaczynski, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Oak Grove Townhomes of record in Plat at Instrument No. 20021126-0146722, 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 LaNisha I. Sayles, unmarried by Warranty deed from Misty Ladawn Steen, unmarried of record in Instrument No. 20060303-0025029 Register's Office for Davidson County, Tennessee, dated March 01, 2006 and recorded on March 03, 2006.

The said LaNisha I. Sayles is now married to Kwasi Clark and known as LaNisha I. Clark. Kwasi Clark joins in this conveyance to convey any marital interest he may have on the property described herein.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2940 Baby Ruth Lane Unit 7, Antioch, TN 37013.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat at Instrument No. 20021126-0146722; (2) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oak

Grove Townhomes of record in Instrument Number 20020930-0118631, as amended in Instrument No. 20040511-0053732 and Instrument No. 20040511-0053733; (3) Easement of record in Book 3843, Page 727; (4) Storm Water Detention Agreement of record in Instrument Number 20021015-0126623; (5) Restrictions of record as Instrument Number 20060303-0025029 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee.

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), 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 the 9th day of June, 2017.

LaNisha I. Clark

Kwasi Clark

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 **Lanisha I. Clark, f/k/a Lanisha I. Sayles and husband Kwasi Clark,** 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 the 9th day of June, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017055245