WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063590 DEEDWARR
Recvd: 07/25/17 10:50 2 pgs
Fees:13.00 Taxes:619.75
20170725-0075035

G-VRES-17-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Joe C. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe C. Taylor and Margaret P. Taylor	**NEW OWNER**	
(NAME)	(NAME)	**117-11-0J-239.00-CO**
P.O. Box 329		
(ADDRESS)	(ADDRESS)	
Durant, OK 74702		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIAN KOZEK AND LUCYNA KOZEK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOE C. TAYLOR AND MARGARET P. TAYLOR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 239, together with Garage Unit B-2, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Marian Kozek and Lucyna Kozek, husband and wife by Warranty deed from Brian L. Charnock, unmarried of record in Instrument No. 20120730-0067046 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on July 30, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20110930-0075711, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Boulevard #239, Nashville, Tennessee 37215**.

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 the 21st DAY OF JULY, 2017.

Marian Kozek by John Gleaves,
Attorney in Fact

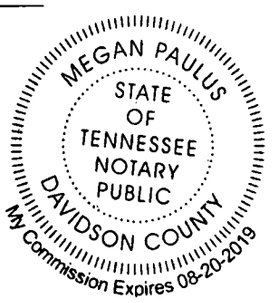
Lucyna Kozek by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARIAN KOZEK AND LUCYNA KOZEK, and who acknowledged he/she/they executed the same as the free act and deed of the said MARIAN KOZEK AND LUCYNA KOZEK.

Witness my hand and official seal, this the 21st of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212