WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

R-AR-17-1507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Ewa Gasiorowska and John E. Vande Woude, III	New Owner	
(NAME)	(NAME)	**072-14-0-246.01**
1507 Cahal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **TRAVIS MORGAN WILSON AND ERICA HALLIMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EWA GASIOROWSKA, A SINGLE WOMAN, AND JOHN E. VANDE WOUDE, III, A SINGLE MAN,** 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:

Joint tenants with right of survivorship

Land in Davidson County, Tennessee, being the east part of Lot C on the Plat on J.W. Napier's Tract in the 11th, old 18th Civil District, being a Subdivision of part of the Old Cahal Property, not of record, described as follows:

Beginning at a point in the north margin of Cahal Avenue, 206 feet east from the southeast corner of said J.W. Napier's Original Home Tract; thence with the Margin of said Avenue south 86 1/2° east 50 feet to a point; thence north 1 1/2° east 273 1/2 feet to the north line of Cahal Lands; thence with said line, north 86 1/2° west 50 feet to a point, which is 50 feet east from J.S. Kirkpatrick's northeast corner; thence south 1 1/2° west, parallel to Kirkpatrick's east line 273 1/2 feet to the beginning.

Being the same property conveyed to Travis Morgan Wilson and Erica Halliman, husband and wife by Warranty deed from John Blackwell, married and Andrew Dicker, married of record in Instrument No. 20160126-0007351 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 26, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1507 Cahal Avenue, 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; 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.

BILL GARRETT, Davidson County
Trans:T20170068161 DEEDWARR
Recvd: 08/07/17 15:31 2 pgs
Fees:13.00 Taxes:1087.80

20170807-0080779

Witness my/our hand(s) this the 28th DAY OF JULY, 2017.

Travis Morgan Wilson

Erica Halliman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS MORGAN WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA HALLIMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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