THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612429** BILL GARRETT, Davidson County Trans:T20170077218 DEEDWARR Recvd: 09/05/17 09:08 2 pgs Fees:13.00 Taxes:1557.70 20170905-0090664	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $421,000.00. Affiant Subscribed and sworn to before me, this24th day of August, 2017. Notary Public My Commission Expires: 08.11.2017 SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Russell Ziecker and Heidi L. Ziecker 5112 Wilmar Dr Nashville TN 37220-1917	Send Tax Bills To: Russell Ziecker and Heidi L. Ziecker 2429 South Halm Avenue Los Angeles, CA 90034	Tax Information: Tax Parcel ID No. 146-15-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Wodnicki, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Ziecker and Heidi L. Ziecker, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Haileywood Estates, Section VII, of record in Book 2330, Page 104, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas A. Wodnicki, an unmarried man by Warranty Deed from Elisa D. Putman, unmarried, recorded on the 23rd day of April, 2014 in Instrument No. 20140423-0034161, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION VII, as recorded in Plat Book 2330, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2634, Page 612.

This is improved property located at 5112 Wilmar Dr Nashville TN 37220-1917

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2017.

Thomas A. Wodnicki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas A. Wodnicki, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018