Bill Garrett Davidson County
Batch# 60647 DEEDWARR
02/21/2018 09:50:11 AM 2 pgs
Fees: $13.00 Taxes: $529.10
20180221-0016337

17-1-650

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of February, 2018 by and between Jean R Lauzon, an unmarried man, hereinafter referred to as GRANTOR, and Joel Kochanski, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 of Block No 24 on the Plan of Resubdivision of part of Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee. Said Lot No. 69 fronts 50 feet on the southerly side of Lutie Street, and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Jean R. Lauzon by Warranty Deed from Monica Edwards, Conservator of the person and estate for Charlene C. McCrary, of record in Instrument No. 20070226-0023716, dated February 21, 2007, recorded February 26, 2007, in the Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 209 Lutie St, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jean R Lauzon

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jean R Lauzon, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of February, 2018.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Joel Kochanski
P.O. Box 644, Spring Hill, TN 37174

Send Tax Statements to:

New Owner

M&P 11905028800

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $143,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Annika Truman
Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of February, 2018.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

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