Bill Garrett Davidson County
Batch# 67477 DEEDWARR
03/09/2018 01:55:11 PM 2 pgs
Fees: $13.00 Taxes: $111.00
20180309-0022626

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00**

Joshua C. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 Th DAY OF March, 2018

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA C. WILSON	**SAME**	**132-16-0-057.00**
(NAME) **P.O. BOX 140371**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DENNIS PIECZARA, HEIR AT LAW OF ARTHUR P. PIECZARA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA C. WILSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 863 as shown on the map entitled Caldwell Hall, Section XIII, of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR P. PIECZARA AND WIFE, DOLORES C. PIECZARA, by deed from JOHN R. SPIVEY AND WIFE, MALANE P. SPIVEY, of record in Book 3710, Page 321, dated April 25, 1964, said Register's Office. DOLORES C. PIECZARA having since died on or about April 20, 2007, leaving ARTHUR P. PIECZARA as surviving tenant by the entirety.

ARTHUR P. PIECZARA having since died intestate on or about February 11, 2017, leaving DENNIS PIECZARA and MARIE PIECZARA SZCZERBA, as his only living heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No 20180309-0022625, Register's Office for Davidosn County, Tennessee and the Seventh Circuit Court Davidson County Probate No. 17P760.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **633 ELYSIAN FIELDS ROAD, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th day of March, 2018.

Dennis Pieczara

DENNIS PIECZARA

STATE OF Michigan
COUNTY OF Macomb

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

Witness my hand and official seal at office this 7th day of March, 2018.

My commission expires: 6-14-2023

Notary Public

JAMES R DUNDAS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires June 14, 2023
Acting in the County of Macomb

JAMES R. DUNDAS NOTARY PUBLIC MACOMB COUNTY, MI