Bill Garrett Davidson County
Batch# 87504 DEEDWARR
05/02/2018 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $721.13
20180502-0041790

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michal F. Zienkiewicz
2889 Creekbend Drive
Nashville, TN 37207

SEND TAX BILL TO:
Fifth Third Mortgage/
NEW OWNER

MAP/PARCEL 059-04-0A-118.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tara Brooke Loftis, also known as Tara B. Lotis, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Michal F. Zienkiewicz, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Final Plat of Brookview Subdivision, Phase 4, 5 & 6, of record in Instrument No. 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tara Brooke Loftis aka Tara B. Loftis, a single woman by Quitclaim Deed from Michael Loftis, II, of record in Instrument No. 20160712-0071452, Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on July 12, 2016.

This is improved property known as: **2889 Creekbend Drive, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given ___ day of May, 2018.

WITNESS MY HAND on this the 1 day of May, 2018

Tara Brooke Loftis

Tara Brooke Loftis

Tara B. Loftis

Tara B. Loftis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Tara Brooke Loftis a/k/a Tara B. Loftis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of May, 2018.

NOTARY PUBLIC

931-316-3178

My Commission Expires: March 01, 2022

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $194,900.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: March 01, 2022

File No: 180243

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY