Bill Garrett Davidson County
Batch# 102921 DEEDWARR
06/11/2018 10:26:18 AM 2 pgs
Fees: $13.00 Taxes: $1,563.25
20180611-0055646

PREPARED BY: RETURN TO:

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $422,500.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2018. Notary Public My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melanie Miller	SWBC Mortgage Corp.	
5307 B Tennessee Avenue	9311 San Pedro #100	091-07-3A-002.00-CO
Nashville, TN 37209	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT TURNER KAZMEROWSKI AND SHANNON KAZMEROWSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE MILLER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Tennessee Avenue Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150914-0093274 and amended in Instrument No. 20160823-0087941 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to L&S Development, LLC by Warranty deed from Jerry Drake, married of record in Instrument No. 20150428-0037909 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 28, 2015.

Being a portion of the same property conveyed to L&S Development, LLC by Quitclaim deed from L&S Development, LLC of record in Instrument No. 20150429-0038485, Scrivener's Affidavit of record at Instrument No. 20150722-0071865, Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on April 29, 2015.

Being the same property conveyed to Robert Turner Kazmerowski and Shannon Kazmerowski, husband and wife by Warranty deed from L&S Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160922-0100110 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 22, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5307 B Tennessee Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2018.

Robert Turner Kazmerowski

Shannon Kazmerowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 1st day of June, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021