(1)

Bill Garrett Davidson County
Batch# 113308 DEEDWARR
07/09/2018 09:57:46 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180709-0065865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

X Lester Joseph Kozlowski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2018.

Jennifer D. Stacey
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Kozlowski, Lester Joseph Kozlowski and Dawn Elaine Kozlowski	Central Bank of St. Louis	091-02-3K-002.00-CO
(NAME) 6118 Pennsylvania Avenue	(NAME) 7707 Forsyth Blvd.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Saint Louis, MO 63105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **LANDSBERG 6118, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIEL KOZLOWSKI, A SINGLE MAN, AND LESTER JOSEPH KOZLOWSKI AND DAWN ELAINE KOZLOWSKI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON county, state of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 6116 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6116 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150623-0059966, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6116 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150623-0059966, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated

hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Landsberg 6118, LLC, a Tennessee limited liability company by Warranty deed from 6116 Pennsylvania, LLC, a Tennessee limited liability company of record in Instrument No. 20160322-0027040 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 22, 2016.

unimproved ☐
This is improved ☒ property, known as 6118 Pennsylvania Avenue, Unit B, Nashville, TN 37209
(House No.) (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 and 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 our hands this 6th day of July, 2018.

Landsberg 6118, LLC

BY: _____ CM
Anthony J. Landsberg, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anthony J. Landsberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Landsberg 6118, LLC, a limited liability company, and that he is authorized by Landsberg 6118, LLC, to execute this instrument on its behalf.

Witness my hand and official seal in Brentwood, Tennessee, this the 6th of July, 2018.

_____
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY