Karen Y Johnson Davidson County
Batch# 141789 DEEDWARR
09/17/2018 11:32:27 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20180917-0091916

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Maciej W. Jaczynski
3201 Trails End Lane
Nashville, TN 37214

MORTGAGEE
SWBC
9311 San Pedro #100
San Antonio TX 78216

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 108-08-0
PARCEL 302.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paresh M. Kapadia and Dharmistha P. Kapadia, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maciej W. Jaczynski and July F. Jaczynski, husband and wife,** 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 Lot No. 3-B on the Zone Lot Division of Lots 1 & 3 Trailwood Subdivision, Section One, as of record in Plat Book 5210, Page 351, as amended in Plat Book 6250, Page 208, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paresh M. Kapadia and wife, Dharmistha P. Kapadia by deed from Banc One Financial Services, Inc. dated March 19, 2001, of record in Instrument No. 20010330-0030590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 5728, Page 298 as amended in Book 6128, Page 361; Restrictions and Motes of record in Plat Book 6250, Page 208, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5210, Page 351 as amended in Plat Book 6250, Page 208, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **3201 Trails End Lane Nashville, TN 37214.**

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 13th day of September, 2018.

Paresh M. Kapadia

Dharmistha P. Kapadia

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paresh M. Kapadia and Dharmistha P. Kapadia, husband and wife, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 1-24-22

TAMMY [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY