Karen Johnson Davidson County
Batch# 213053 DEEDWARR
04/02/2019 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $277.50
20190402-0029915

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 5/25/22
File No. G19-4713

MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Kowalik and Jennifer Kowalik (NAME)	Michael and Jennifer Kowalik (NAME)	061-10-0-116.00
0 Saunders Ave (STREET ADDRESS)	3700 Glendenning Rd (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Downers Grove, IL 60515 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lanier M. Rawls, a married man and Donna Marie Fryer, Devisee Under The Last Will and Testament of Artie Marie Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Kowalik and Jennifer Kowalik, 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. 13 on the Plan of Maplewood Heights, 1st Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to W. L. Davis by Warranty Deed from Cornelius Hutson and wife, Helen Hutson, dated 12/16/76 and recorded 12/20/76 in Book 5098, Page 539, Register's Office for Davidson County, Tennessee.

The said W. L. Davis (aka William L. Davis) died testate on 2/21/88, and pursuant to his Last Will and Testament filed 3/2/88 in Will Book 162, Page 91 (Docket #90407 in the Probate Court for Davidson County, Tennessee), he devised the subject property to his wife, Mary H. Davis. A copy is said Will was recorded 7/6/93 in Book 9004, Page 895, said Register's Office. Mary H. Davis appears to also be known as Mary W. Davis.

The said Mary W. Davis subsequently conveyed the property to Mary W. Davis, Porter Rawls and Artie Brown by Quitclaim Deed dated 7/26/93 and recorded 7/30/93 in Book 9030, Page 176, said Register's Office.

The said Mary W. Davis then conveyed her one-third interest to Porter Rawls and Artie Brown by Quitclaim Deed dated 12/29/00 and recorded 2/27/01 in Instrument Number 20010227-0018174, said Register's Office, leaving the

property vested in Porter Rawls (a one-half undivided interest) and Artie Brown (a one-half undivided interest).

The said Porter Rawls (aka Porter W. Rawls) then conveyed his one-half undivided interest to Lanier M. Rawls by Quitclaim Deed dated 11/3/10 and recorded 11/3/10 in Instrument Number 20101103-0088167, said Register's Office, leaving the subject property vested in Artie Brown (a one-half undivided interest) and Lanier M. Rawls (a one-half undivided interest).

The said Artie Brown having since died testate on March 28, 2018. Pursuant to the Last Will and Testament of Artie Marie Brown , Case No. 74CH1-2018-CV-176, as filed in the Robertson Chancery Court, Tennessee, his 1/2 interest was devised to Donna Marie Fryer. Donna Marie Fryer was appointed personal representative of the Estate of Artie Marie Brown and she joins in this conveyance to evidence her consent there to.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to Easement to Qwest Communications of record in Instrument Number 20120228-0017172; and all existing easements and all other matters shown on plat of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 0 Saunders Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 1st day of April, 2019.

Lanier M. Rawls

Lanier M. Rawls

By: Donna Marie Fryer

Donna Marie Fryer, Devisee

The Estate of Artie Marie Brown

By: Donna Marie Fryer, Personal Representative

Donna Marie Fryer, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2019, before me personally appeared Lanier M Rawls, and Donna Marie Fryer, Devisee of The Last Will and Testament of Artie Marie Brown, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's) free act and deed.

Witness my hand, at office, this 1st day of April, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeard before me, the undersigned, a Notary Public in and of said County and State, the within named Donna Marie Fryer, Personal Representative of the Estate of Artie Marie Brown, with whom I am personally acquainted, and who acknowledged that she exevuted the within instrument for the purposes therein contained, and who futher acknowleged that she is the Personal Representative of the maker or constituent of the maker , and is authorized by the maker or by constituent, the constutuent being authorized bt the maker, to exevcute this instrment on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2019.



Notary Signature

My commission expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, MARTHA BROWN, 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 Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY