Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 338581 DEEDWARR 01/03/2020 03:53:30 PM 3 pgs Fees: $18.00 Taxes: $2,275.50 20200103-0001039	The actual consideration or value, whichever is greater, for this transfer is **$615,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of January, 2020. Notary Public My commission expires: 11/9/21 (AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cliff Wight	**New Owner**	**11811003500**
2820 Azalea Place		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski and Michael A. Kowalski and

Thomas Kowalski, John J. Kowalski and Margaret J. Kowalski, as Co-Executors of the Estate of Francis Kowalski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cliff Wight

HEREINAFTER CALLED THE GRANTEE, HIS 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 Number 10 Block "C" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot Number 10 fronts 74.0 feet on the easterly side of Azalea Place and runs back between parallel lines 131.0 feet to a dead line.

Being the same property conveyed to Francis Kowalski (Deceased) by Warranty Deed from Larry W. Morton and wife, Anna J. Morton, of record in Book 11524, Page 608, said Register's Office. The said Francis Kowalski died October 28, 2014, leaving a holographic will (the "Will") which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 14P1972. The Will has been the subject of legal review, both in the said Circuit Court and in the Tennessee Court of Appeals (Case No. M2017-00533-COA-R3-CV), in which it has been determined that the Will did not contain a residuary clause, and that title to the deceased's real property vested in the heirs of Francis Kowalski (the Grantors listed in this Warranty Deed) through intestate succession, subject to a fee simple determinable held by Trevor Walker (which interest has since been conveyed to the Grantors listed in this Quitclaim Deed by a separate Quitclaim Deed recorded as Instrument No. 20190515-0045793, said Register's Office). A copy of the Tennessee Court of Appeals ruling appears of record in Instrument No. 20190108-0002058, said Register's Office. See also Memorandum of Judgment Affecting Title to Real Property, of record in Instrument No. 20190108-0002062, said Register's Office. To the extent, if any, that any portion or interest in the real property was devised to the deceased's nieces and nephews named and listed in the Will, the said nieces and nephews have conveyed their interests to the within named Grantors by Quitclaim Deed recorded as Instrument No. __20200103000103 8_____, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat 1130, Page 36, Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as 2820 **Azalea Place, Nashville, TN 37204**

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 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 GRANTEE, his 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 my/our hand(s) this **3rd** day of **January, 2020.**

Thomas Kowalski

Margaret J. Kowalski

John J. Kowalski

Michael A. Kowalski, by John J. Kowalski, Attorney in Fact

Thomas Kowalski, Co-Executor of the Estate of Francis Kowalski

Margaret J. Kowalski, Co-Executor of the Estate of Francis Kowalski

John J. Kowalski, Co-Executor of the Estate of Francis Kowalski

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public of said County and State, **Thomas Kowalski, John J. Kowalski and Margaret J. Kowalski,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **January, 2020.**

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public of said County and State, **John J. Kowalski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Michael A. Kowalski**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Michael A. Kowalski for the purpose therein contained, by signing the name of Michael A. Kowalski by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **January, 2020.**

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public of said County and State, **Thomas Kowalski, John J. Kowalski and Margaret J. Kowalski,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they, acting in the capacity of Co-Executors of The Estate of Francis Kowalski, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **January, 2020.**

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023