WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF 2/27/03

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Escrow & Closing Co.	SAME	142-16-0-A-065.00 Cb
(NAME) 1101 Bedfordshire Court	(NAME) SAME	
(ADDRESS) Nashville, TN 37221	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Steven Kawalick and wife, Gina Kawalick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Escrow & Closing Company, an Illinois Corporation, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, being Lot No. 65 on the plan of Phase 2 of Devon Park, a Planned Unit Development, of record in Book 6250, page 432, Register's Office for said County and to which plan and record thereof reference is hereby made for a more complete description.
Being the same property conveyed to Steven Kawalick and wife, Gina Kawalick by deed of record in Book 11673, page 193, said Register's Office.
Subject to Covenants, Conditions and Restrictions contained in Instrument of record in Book 6176, page 7 and amended in Book 6541, page 542, Book 6967, page 156, said Register's Office.
By Laws of record in Book 8276, page 53; Charter of Incorporation of record in Book 7372, page 862 and subject to all matters appearing on the plan of record in Plat Book 6250, page 432.

unimproved

This is improved ☑ property, known as 1101 Bedfordshire Court, Nashville, TN 37221

(House Number) (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/my hands this 2/27/03.

Steven Kawalick

Gina Kawalick

Davidson County DEEDWARR
Recvd: 03/03/03 09:39 2pgs
Fees:13.00 Taxes:925.00

20030303-0027268

CHERYL A. WILSON NOTARY PUBLIC

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Before me, a Notary Public, personally appeared Gina Kawalick the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein.
Witness my hand and official seal at Greenwood Village ~~Tennessee~~ Colorado this 3rd day of Jan. 2003

Commission expires: 7/16/03

Notary Public

On this 31st day of January, ~~2002~~ 2003, before me personally appeared, Steven Michael Kawalick known to me to be the identical person(s) described herein and who executed the within foregoing instrument, and acknowledged that he/they executed the same as his/their free and voluntary act and deed for the uses and purposes therein set forth.

Cheryl A Welch
~~Notary~~ Public

7/16/03
Commission Expires

CHERYL A. WELCH NOTARY PUBLIC STATE OF COLORADO