WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 17:02 2pgs
Fees:13.00 Taxes:541.68
20030604-0076868

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3505

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicente Mejia	SunTrust Mortgage, Inc.	141-12-0-D 106.00 CO
(NAME)	(NAME)	
106 Morton Mill Circle, Unit 106	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Richmond, VA 23224	
(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, Jacqueline M. Palka and husband, Daniel J. Palka, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicente Mejia and wife, Shannon Mejia, 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. 106 (and driveway serving said lot) on the Plan of Second Revision Morton Mill Estates, as of record in Plat Book 6900, page 765, revised in Book 7900, page 226 and Book 7900, page 561 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Jacqueline M. Palka and husband, Daniel J. Palka by deed dated November 28, 1995, from Lawrence C. Allen, single of record in Book 9881, page 134, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 106 Morton Mill Circle Unit 106, 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 hands this 27th day of May, 2003.

Jacqueline M. Palka by Russell Buchi AIF
Jacqueline M. Palka,
By: Russell Buchi, Attorney-in-Fact

Daniel J. Palka by Russell Buchi AIF
Daniel J. Palka
By: Russell Buchi, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Russell Buchi, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jacqueline M. Palka and Daniel J. Palka, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jacqueline M. Palka and Daniel J. Palka. Witness my hand and Notarial Seal this 27th day of May, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Asssociates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027