Box 13 #7978

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Marianna Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Ecsrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Popilek	new Owner	13-615A-83
(NAME)	(NAME)	
3405 Anderson Road, Unit # 228		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Matthew R. McGuire and wife, Christi N. McGuire, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Popilek, unmarried, 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 Unit No. 83 on the Plan of Phase Two, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. McGuire and wife, Christi N. McGuire by Warranty Deed dated July 19, 2000, from Pulte Homes Tennessee Limited Partnership, of record in Instrument Number 20000726-0074017 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Matthew R. McGuire and Christi N. McGuire by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20040624-0075248, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Rd. Townhome 228, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 06/24/04 13:25 2pgs
Fees:13.00 Taxes:480.63

20040624-0075249

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 10th day of June, 2004.

Matthew R. McGuire by Terry DeSelms as Attorney-in-Fact

Christi N. McGuire by Terry DeSelms as Attorney-in-Fact

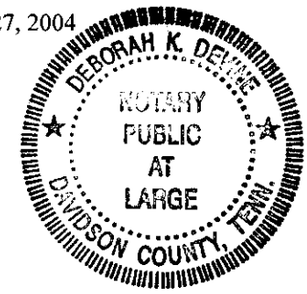
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of June, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Matthew R. McGuire and Christi N. McGuire, and acknowledged that he executed the same as the free act and deed of the said Matthew R. McGuire and Christi N. McGuire, through Power of Attorney granted Terry DeSelms by the said Matthew R. McGuire and Christi N. McGuire.

Witness my hand and official seal at Nashville, Tennessee this 10th day of June, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public