STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/26/04 13:48 2pgs
Fees:13.00 Taxes:453.25
20040726-0089119

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
John A. Sowinski	CTX Mortgage Company, LLC	72-3
1302 Stratford Avenue	801-94th Avenue	GROUP
Nashville, Tennessee 37206	St. Petersburg, FL 33702	PARCEL 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Five Hundred Dollars and Zero Cents ($122,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Amy M. Powell, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John A. Sowinski, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 54.8 feet of Lot No. 243 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 243 fronts 54.8 feet on the southerly margin of Stratford Avenue and extends back between parallel lines 205.0 feet to a dead line in the rear measuring 54.8 feet thereon.

BEING the same property conveyed to Adam L. Wirdzek and wife, Amy M. Powell-Wirdzek, by deed dated August 30, 1996, from Christopher Bryant and wife, Sandra C. Lollar Bryant, of record in Book 10181, page 520, Register's Office for Davidson County, Tennessee; the said Adam L. Wirdzek and Amy M. Powell-Wirdzek having since divorced and Adam L. Wirdzek having since conveyed his interest in subject property to Amy M. Powell-Wirdzek by Quitclaim Deed of record as Instrument No. 20020821-0100955 in said Register's Office. Amy M. Powell-Wirdzek now being known as Amy M. Powell.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1302 Stratford 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 22nd day of July, 2004.

Amy M. Powell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Amy M. Powell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee