WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/04 14:32 2pgs
Fees:13.00 Taxes:1402.30

20041018-0125071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2004

Notary Public

My Commission Expires NOV 26 2005

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith R. Kuboske	Mortgage Capital	172-14B-051.00
(NAME)	(NAME)	
5021 Hammersmith Court	11150 West Olympic Blvd., #1160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Los Angeles, CA 90064	
(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, Mark Van Compernolle and Karen Van Compernolle, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith R. Kuboske and Stacey L. Kuboske, husband and wife, 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. 51 on the Plan of Winfield Park, Phase I, Section I, Revision I, a Planned Unit Development, of record in Instrument No. 20010313-0024108, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark Van Compernolle and Karen Van Compernolle, husband and wife, by Special Warranty Deed dated September 20, 2001, from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20010924-0103046, 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 Mark Van Compernolle by Karen Van Compernolle as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5021 Hammersmith Court, Nashville, TN 37211

(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.

File # 04-2385

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Witness our hands this 13th day of October, 2004.

Mark Van Compernolle by Karen Van Compernolle as Attorney-in-Fact

Karen Van Compernolle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Van Compernolle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of October, 2004, before me personally appeared Karen Van Compernolle, the person who executed the foregoing instrument on behalf of Mark Van Compernolle, and acknowledged that she executed the same as the free act and deed of the said Mark Van Compernolle, through Power of Attorney granted Karen Van Compernolle by the said Mark Van Compernolle.

Witness my hand and official seal at Nashville, Tennessee this 13th day of October, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public