WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/05 10:06 2 pgs
Fees:13.00 Taxes:666.00
20050510-0052524

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $180,000.00

Holly A. Paetz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH D. OF MAY, 2005.

Carol R Rumi
Notary Public

MY COMMISSION EXPIRES: . 11/10/08
(AFFIX SEAL)

CAROL R. RUMI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

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

b-4539

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew E. Morginsky	American Home Mortgage	083-05-0 072.00
(NAME)	(NAME)	
1020 Chicamauga Ave.	7142 Columbia Gateway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbia, MD 21046	
(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, Charles R. Paetz and wife, Holly A. Paetz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew E. Morginsky and wife, Sharon R. Morginsky, 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. 11 Block E on the plan of Eastwood Addition, Dr. E.T. Browns Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, of record in Book 332, Page 63, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles R. Paetz and wife, Holly A. Paetz by Warranty Deed from Jason R. Manning, unmarried, dated April 27, 2004, of record in Instrument No. 20040512-0055428, 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 1020 Chicamauga Ave., Nashville, TN 37206
(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 9th day of May, 2005.

Charles R. Paetz

Holly A. Paetz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Paetz and Holly A. Paetz the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of May, 2005.

Commission expires: 11/1/08

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Notary Public

RETURN TO:

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