WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,650.00

Rhonda Melton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L Morgan
Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2006~~ 2/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Ruth Matthaei	AmSouth Bank	175-8-29
(NAME)	(NAME)	
4709 Hickory Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/16/05 09:50 2 pgs
Fees:13.00 Taxes:524.11

20050816-0096795

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, Curt A. Kopacek and wife, Angela J. Kopacek, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda Ruth Matthaei, 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 Lot No. 28, on the Plan of Section One, Hickory Woods, of record in Plat Book 6900, Page 509 and as amended in Plat Book 7582, Page 166, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curt A. Kopacek and wife, Angela J. Kopacek, by deed of record in Instrument No. 20011005-0108850, 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 Curt A. Kopacek and Angela J. Kopacek by Carolyn Adcock as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

* 20050816-0096795

unimproved ☐

This is improved ☒ property, known as 4709 Hickory Way, Antioch, TN 37013

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JUL. 27. 2005 8:47AM ADVANTAGE TITLE 615-777-2015 NO. 2413 P. 20

Witness our hands this 27th day of July, 2005.

Curt A. Kopacek by Carolyn Adcock Atty in Fact

Curt A. Kopacek

Angela J. Kopacek by Carolyn Adcock Atty in Fact

Angela J Kopacek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of July, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Curt A. Kopacek and Angela J. Kopacek and who acknowledged that she executed the same as the free act and deed of the said Curt A. Kopacek and Angela J. Kopacek, through Power of Attorney granted her by the said Curt A. Kopacek and Angela J. Kopacek..

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

KRYSTIN T. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007