File No. 261200605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009. 1/24/09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Gwinn	SunTrust Mortgage, Inc.	Map 150-03-0 Parcel 265.00
(NAME) 2917 Sheana Way	(NAME) 207 4th Avenue N., 7th Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Matthew P. Zarichansky and wife, S. Deanna Zarichansky**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Gwinn , a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 95A, Zone Lot Division of Lots 95 through 100, Chelsea of Priest Lake, Section 2B, as shown by plat appearing of record in Plat Book 6250, Page 786, amending Plat Book 6250, page 449 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Matthew P. Zarichansky and wife, S. Deanna Zarichansky by Warranty Deed dated November 4, 1996 of record in Book 10253, Page 540, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Sanitary Sewer easement of record in Book 6932, page 57, said Register's Office; Water Main Easement of record in Book 6932, page 93, said Register's Office; Subject to any and all matters of record in Plat Book 6250, page 786; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Power of Attorney of record in Instrument# 20070103-0000880, Register's for said County.

unimproved ☐

This is improved ☒ property, known as 2917 Sheana 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 01/03/07 09:23 2 pgs
Fees:13.00 Taxes:351.13

20070103-0000881

FILE BOX 45

Witness my/our hands this 28th day of December, 2006.

Matthew P. Zarichansky by William F. Beasley AIF

Matthew P. Zarichansky, by William F. Beasley, his Attorney in Fact

S. Deanna Zarichansky by William F. Beasley AIF

S. Deanna Zarichansky, by William F. Beasley, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 28th day of December, 2006, before me personally appeared William F. Beasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Matthew P. Zarichansky and S. Deanna Zarichansky, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20070103-0000880 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 28th day of December, 2006.

Commission expires: June 22, 2009

Linda V Jones — Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 261200605

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122