WARRANTY DEED

FILE BOX 19B
07-02-23-K

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of February, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 03/01/07 12:54 2 pgs
Fees:13.00 Taxes:1128.50
20070301-0025409

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KENNETH SCOTT NEWMAN **ELLEN NEWMAN**	FIFTH THIRD MORTGAGE	142-16-0C
(NAME) 2920 Glenway Drive	(NAME) 5050 Kingsley Dr.	43.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EDWARD E. DEBIEC, UNMARRIED and RITA GAIL DEBIEC, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH SCOTT NEWMAN and wife, ELLEN E. NEWMAN**, hereinafter called the Grantee(s), 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. 32, on the Plan of Devon Glen, Phase 1, a Planned Unit Development, of record in Book 7900, Page 457 and amended in Book 9390, page 45, dated March 17, 2005, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rita Gail Debiec and Husband, Edward E. Debiec, by Deed from Mark Hemphill, married, joined by his wife, Michelle Hemphill, of record in, Instrument No. 20050323-0031661, Register's Office for Davidson County, Tennessee. Subsequently, Rita Gail Debiec and husband, Edward E. Debiec, having conveyed their interest to Edward E. Debiec and Rita Gail Debiec, each a 50% undivided interest, each to hold such interest as his or her sole and individual property and as a tenant in common by deed of record in Instrument No. 20060320-0031379, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Devon Glen, of record in Book 7517, Page 283, as amended in Book 7517, Page 367, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8180, Page 232, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594, Book 9492, Page 600, Book 10692, Page 750, Book 10692, Page 753, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Edward E. Debiec, pursuant to a Power of Attorney executed by same on the 23rd day of February, 2007 and being filed for record in Instrument No. 20070301-0025408, and being recorded simultaneously.

BEING unimproved ☐
Improved ☒ property known as: 2920 Glenway Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 28th day of February, 2007

Edward E. Debiec

Rita Gail Debiec

EDWARD E. DEBIEC
BY: RITA GAIL DEBIEC
AS ATTORNEY-IN-FACT

Rita Gail Debiec

RITA GAIL DEBIEC

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 RITA GAIL DEBIEC, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of February, 2007, before me personally appeared RITA GAIL DEBIEC, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of EDWARD E. DEBIEC, and acknowledged that she executed the same as the free act and deed of the said EDWARD E. DEBIEC.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2007.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON