Davidson County DEEDWARR
Recvd: 03/21/07 11:30 2 pgs
Fees:13.00 Taxes:566.10

20070321-0034257

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Chris Florek

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2007.

Mitchell A. Watts

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Chris Florek	Chris Florek	043-09-0
936 Tyree Springs Road	936 Tyree Springs Road	GROUP
White House, Tennessee 37188	White House, Tennessee 37188	PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Fifty Three Thousand Dollars and Zero Cents ($153,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Protential, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Chris Florek, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 15, Block E on the Plan of Woodlawn Estates of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Protential, Inc. by Quitclaim Deed dated January 16, 2007, from Curtis E. Sharp, unmarried, of record as Instrument No. 20070321-0034256 in the Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 622-628 Bixler Avenue, Madison, Tennessee 37115

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/her heirs and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 my hand this 19th day of March, 2007.

Protential, Inc.

By: C.F.O
Thomas Lanier, Chief Financial Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mitchell A. Watts, a Notary Public of the State and County aforesaid, personally appeared Thomas Lanier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Financial Officer of Protential, Inc., the within named bargainor, a corporation, and that he as such Chief Financial Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Financial Officer.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

