Davidson County DEEDWARR
Recvd: 05/21/07 15:59 2 pgs
Fees:13.00 Taxes:568.88

20070521-0060685

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,760.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. Puschmann	Taylor Bean & Whitaker	176-01-O-A
(NAME)	(NAME)	(MAP)
5048 Singing Hills Drive	1417 North Magnolia Avenue	003.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Ocala, FL 34475	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Chester Porowski, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eric J. Puschmann and wife, Rena Puschmann, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 3, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Chester Porowski, by deed from Amy Lowry and husband, Jorge Rivera, dated September 16, 2005, of record in Instrument No. 20050926-0115090, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5048 Singing Hills Drive, Antioch, Tennessee 37013

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 my/our hand(s) this 4th day of May, 2007.

Chester porowski by Shoua Elizabeth Yang his atty. in fact
Chester Porowski,
By: Shoua Elizabeth Yang, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Shoua Elizabeth Yang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Chester Porowski, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Chester Porowski,the bargainor, by the said Shoua Elizabeth Yang as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 4th day of May, 2007.

Notary Public

My Commission Expires: 9/20/08

