WARRANTY DEED

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

File No.: 2008060007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2008

Caroline Chappell
Notary Public

MY COMMISSION EXPIRES: 8.23.11
(AFFIX SEAL)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Polizzi	JPMorgan Chase Bank N.A.	072-16-0 163.00
(NAME)	(NAME)	
1954 Porter Road	5409 Maryland Way Ste. 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Anthony T. Switter and Amanda E. Scales, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gina Polizzi, an unmarried woman, and James Polizzi, a married man, 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 part of Lot No. 37 on the Map of Rosebank Subdivision of the J.W. Church Tract, of record in Book 547, Page 48, Register's Office for said County, and also known as Lot No. 5 on the preliminary plan showing the proposed subdivision of part of the Rosebank Plan of Porter Road, described according to a copy of the survey thereof made by W.B. Southgate, Surveyor, as follows: Beginning at a point in the Southerly margin of Porter Road, the common corner of Lot Numbers 4 and 5; thence with the line between said lots Southerly 200 feet to a point; thence Easterly 100 feet to the common corner or Lot Numbers 5 and 6; thence with the line between said lots Northerly 200 feet to the Southerly margin of Porter Road; thence with the margin of same Westerly 100 feet to the point of beginning.

Being the same property conveyed to Anthony T. Switter and wife, Amanda E. Scales, by Warranty Deed from Stewart S. Fey (erroneously referred to as Stewart S. Fay in the previous deed of record), dated May 30, 2003 and recorded in Instrument Number 20030805-0110830, Register's Office for Davidson County, Tennessee.

Anthony T. Switter and Amanda E. Scales have since divorced. Anthony T. Switter has remarried and his wife, Maggie McGee, joins in the execution of this deed to convey any interest she may have in the subject property by virtue of their marriage.

Amanda E. Scales has also remarried and is now known as Amanda E. Hegeman. The subject property is no longer her principle residence nor that of her spouse. Amanda E. Hegeman has not occupied the subject property since 2005.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1954 Porter Road, Nashville, TN 37206
(House Number) (Street) (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.

Davidson County DEEDWARR
Recvd: 06/26/08 09:30 2 pgs
Fees:13.00 Taxes:536.13

20080626-0065719

Witness my/our hand(s) this 12th day of June, 2008.

Anthony T. Switter

Maggie McGee

Amanda E. Hegeman fka Amanda E. Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anthony T. Switter and wife, Maggie McGee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of June, 2008.



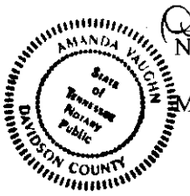
Notary Public

My Commission Expires 1/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Amanda E. Hegeman formerly known as Amanda E. Scales, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of June, 2008.



Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206