File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/08 15:14 2 pgs
Fees:13.00 Taxes:1369.00
20081009-0102593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

KIM B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duan H. Coqui	Countrywide Bank, FSB	MAP 180-04-0-A, PARCEL 167.00 CO
(NAME)	(NAME)	
2352 Forest Lake Drive	11680 Great Oaks Way, Ste. 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alpharetta, GA 30022	
(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, WE, **Maria E. Maciuk and husband, Nicholas Maciuk and Natasha Maciuk, an unmarried person**, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duan H. Coqui and wife, Hester C. Coqui**, 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:

Being Lot No. 94 on the plan of Highland Creek, Section 5, of record in Instr. No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria E. Maciuk and husband, Nicholas Maciuk and Natasha Maciuk, an unmarried person by deed from Classic Homes BOS, LP, dated 3/22/07, of record in Instr No. 20070327-0036401, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

Taxes for 2008 paid by the Sellers, prorated and assumed by the Grantees; All taxes for 2009 and subsequent years, which are a lien not yet payable; subject to all matters as set out on the plan of record in Instr. No. 20040915-0111296, said Register's Office. Declaration of Covenants, Conditions, and Restrictions as set out in Book 11568, page 311, and Instr. No. 20000413-0037474, and By-laws in Book 11568, page 301, said Register's Office. Deeds for Open Spaces as set out in Book 11568, page 301, Instr. No. 20031014-0151693, and Instr. No. 20041229-0153516, said Register's Office. Subject to the assessment of homeowners association fees, if any. Notice of Completion filed on 9/25/08 of record in Instr. No. 20080925-0097434, said Register's Office.

unimproved ☒

This is improved (X) property, known as 2352 Forest Lake Drive, Nashville, TN 37211

(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 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 our hands this 7th day of October, 2008.

Natasha Maciuk

Maria E. Maciuk

Nicholas Maciuk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Maria E. Maciuk and husband, Nicholas Maciuk and Natasha Maciuk, an unmarried person, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2008.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON