(1)

File No. 290101407

**WARRANTY DEED**

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,443.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/09/09 14:03 3 pgs
Fees:18.00 Taxes:490.04

20090209-0011169

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ian Fitchuk | MORTGAGE INV. GROUP | 073-09-0-008.00 |
| (NAME) | (NAME) | |
| 2405 Sandy Drive | 8320 E. WALKER SPRINGS LN. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | KNOXVILLE TN 37923 | |
| (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 considerations, the receipt of which is hereby acknowledged, I, **CLIO GAY, A WIDOW OF CECIL F. GAY,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **IAN FITCHUK AND WIFE, JESSICA MEGAN THOMPSON,** 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. 3 on the Plan of Gibson Heights, as of record in Plat Book 1835, Page 133, 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 Cecil F. Gay and wife, Clio Gay, by Warranty Deed from W.C. Gains and Robert W. Gregory, dated May 22, 1953, recorded May 25, 1953 in Book 2146, Page 573, Register's Office for Davidson County, Tennessee. The said Cecil F. Gay having since died on October 29, 2000.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2405 Sandy Drive, Nashville, TN 37216
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 5th day of February, 2009.

Clio Gay by Peggy Ann Podojil as Attorney in Fact

Clio Gay, by Peggy Ann Podojil as Attorney in Fact by virtue of Power of Attorney of record as Instrument No. 20020114-0005179, Register's office of Davidson County, Tennessee.

STATE OF CALIFORNIA

COUNTY OF _____

Before me personally appeared Peggy Ann Podojil, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clio Gay, and who acknowledged that she executed the same as the free act and deed of the said Clio Gay by virtue of that Power of Attorney, duly executed by the said Clio Gay and appearing of record in Instrument No. 20020114-0005179, of Register's Office of Davidson County, Tennessee.

Witness my hand at office this the _____ day of February, 2009.

Commission expires:

Notary Public

See attached

**File Number: 290101407**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside }

On February 4, 2009 (Date) before me, Faustina Sevilla, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Peggy A. Podojil (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FAUSTINA SEVILLA
Commission # 1671599
Notary Public - California
Riverside County
My Comm. Expires May 30, 2010

Place Notary Seal Above

Signature Faustina Sevilla
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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