Davidson County DEEDWARR
Recvd: 02/20/09 15:08 2 pgs
Fees:13.00 Taxes:592.00

20090220-0015192

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45903

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/25/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Stawicki	SAME AS NEW OWNER	83-3-63
1616 Lillian Street		
Nashville, TN, 37206		

FOR AND IN 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,

Kevin Caldwell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Stawicki and wife, Shauna Stawicki

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 situated in Davidson County, State of Tennessee, to wit:

TRACT or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of the intersection of the north line of Greenwood Avenue and the west line of Porter Road; thence westwardly along said north line of Greenwood Avenue, a distance of seventy seven (77) feet to a point in the lot line between Lots 7 and 8 of the revised plan of Sharpe Horns Fifth Addition, See Plan Book 332, Page 70, Register's Office of Davidson County, Tennessee;thence northwardly along the lot line between Lots 7 and 8, a distance of 125.72 feet to a point; thence eastwardly forming an interior angle of 74 deg. 12' a distance of 108.32 feet to a point in the west line of Porter Road; thence southwardly along said west line of Porter Road, a distance of 100 feet to the point of beginning, containing 10,256.1 square feet.

The covenants contained in said deed are incorporated herein and transferred subject thereto, together with the easements and restrictions thereon.

BEING the same property conveyed to Kevin Caldwell by Warranty Deed dated April 15, 2005 from Michael Oquendo of record in Instrument Number 20050418-0043035, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kevin Caldwell by Warranty Deed from Michael Oquendo of record in Instrument Number 20050418-0043035, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2039 Greenwood Avenue, Nashville, TN 37206

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 30th day of January, 2009

Kevin Caldwell by Karen Hoff Attorney in fact

Kevin Caldwell by Karen Hoff, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of January, 2009, personally appeared Karen Hoff to me known to be the person who executed the foregoing instrument on behalf of Kevin Caldwell as his Attorney in Fact, and acknowledged that Karen Hoff executed the same as the free act and deed of the said Kevin Caldwell, as though he had personally acted.

Witness my hand and official seal this 30th day of January, 2009.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010