BILL GARRETT, Davidson County
Trans:T20100024776 DEEDWARR
Recvd: 04/26/10 15:11 2 pgs
Fees:13.00 Taxes:347.80
20100426-0031532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2010.

Notary Public

My commission expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Williams	**CrossCountry Mortgage**	63-2-104.00
1519 Ocoee Trail	**12000 Snow Road, Unit 9**	
Madison, TN 37115	**Parma, OH 44130**	

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 ACKNOWLEDGE, WE,

Steven Kupecz, unmarried

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

Timothy Williams , a single 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 Lot 140, NAWAKWA HILLS, POWWOW ADDITION, SECTION 4, as shown on plat of record in Plat Book 974, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ivory D. Winters by Warranty Deed from Kathy Hannah, recorded on the 27th day of December, 2007 in Instrument No. 20071227-0148107, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Steven Kupecz by Warranty Deed from Ivory D. Winters, as recorded on the 8 day of April, 2010 in Instrument No. 20100408-0021151, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1519 Ocoee Trail, Madison, TN 37115.

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 in 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 6th day of April, 2010.

Steven Kupecz by Wanda Wood his attorney in fact
Steven Kupecz
By: Wanda Wood, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Wanda Wood, attorney in fact for Steven Kupecz , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2010.

Michelle Hightower
Notary Public

My Commission Expires: 9.19.201

