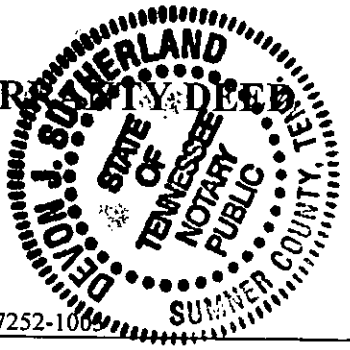
WARRANTY DEED



File No.: ALW-10-7252-1003

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/20/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Alan Bates	New Owner	142-7-F-41.00 CO
(NAME)	(NAME)	
7252 Highway 70S, #1003		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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/WE, SARA SHAUT , NOW KNOWN AS SARA SHAUT ZWIERKO, A MARRIED WOMAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, GREGORY ALAN BATES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 41, Unit 1003, BELLEVUE COMMONS TOWNHOMES, as established under Master Deed of record in Instrument Number 20000720-0071772, re-recorded in Instrument Number 20000828-0084760, amended in Instrument Number 20060824-0104869, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sara Shaut, an unmarried woman by Warranty Deed from Michelle L. Puyleart Nicoud, and husband, Ian B. Nicoud, dated January 18, 2007, recorded in Instrument Number 20070123-0009142, in the Register's Office of Davidson County, Tennessee.

The said Sara Shaut having since married Michael Zwierko, is now known as Sara Shaut Zwierko.

Michael Zwierko joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Sara Shaut Zwierko.

Sara Shaut Zwierko executes this instrument on behalf of Michael Zwierko by Power of Attorney recorded simultaneously herewith in Instrument Number 20101228-0102968, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20100081457 DEEDWARR
Recvd: 12/28/10 14:52 2 pgs
Fees:13.00 Taxes:599.40

20101228-0102969

unimproved ☐
This is improved ☒ property, known as 7252 Highway 70S, #1003, Nashville, TN 37221
(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 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 hand(s) this 21st day of December, 2010.

Sara Shaut Zwierko

Michael Zwierko by Sara Shaut Zwierko, Attorney in Fact
Michael Zwierko
By Sara Shaut Zwierko, Attorney in Fact

STATE OF DE
COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Shaut Zwierko, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2010.

Notary Public
My Commission Expires: 4/30/14

KATHERINE A. GOMEZ
Notary Public
State of Delaware
My Commission Expires on Apr 30, 2014

STATE OF De
COUNTY OF New Castle

On this the 21st day of December, 2010, before me personally appeared Sara Shaut Zwierko, 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 Michael Zwierko, and who acknowledged she executed the same as the free act and deed of the said Michael Zwierko.

Witness my hand and official seal, this the 21st day of December, 2010.

Notary Public
My Commission Expires: 4/30/14

KATHERINE A. GOMEZ
Notary Public
State of Delaware
My Commission Expires on Apr 30, 2014

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075