Davidson County DEEDWARR
Recvd: 04/11/11 14:37 3 pgs
Fees:18.00 Taxes:656.75
20110411-0027873

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of April, 2011 by and between **Barbara J. Fotopoulos and husband, Chris Fotopoulos**, hereinafter referred to as GRANTOR, and **Jeremy N. Gicewicz, unmarried** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 66 on the plan of Brentwood Villa, Phase 3A, of record in Book 6900, page 4 and amended in Book 6900, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

This conveyance is subject to the following:

All matters appearing on the plan of Brentwood Villa, Phase 3A, of record in Book 6900, Page 4 and amended in Book 6900, page 186, Register's Office for said County.

Master Deed of record in Book 6923, page 943 as amended in Book 7035, page 115; Book 7101, page 730; Book 7143, page 18; Book 7266, page 84 and Book 7423, page 574, Register's Office for said County.

Homeowners Association Charter of record in Book 6936, page 895 with Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, Register's Office for said County.

By-Laws of record in Book 7423, page 567, as amended in Book 8074, page 564, Register's Office for said County.

Being the same property conveyed to Barbara J. Fotopoulos and husband Chris Fotopoulos by Warranty Deed from Melanie A. Sircy Taylor and husband Richard J. Taylor, dated December 15, 1995, recorded December 20, 1995, of record in Book 9893, page 845, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 204 Glenstone Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Barbara J. Fotopoulos
Barbara J. Fotopoulos by M. Todd Jackson her attorney in fact

Chris Fotopoulos
Chris Fotopoulos by M. Todd Jackson his attorney in fact

Attorney in Fact
STATE OF Tennessee
COUNTY OF Williamson

On this 8th day of April 2011, before me personally appeared M. Todd Jackson, 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 Barbara J. Fotopoulos and Chris Fotopoulos, and acknowledged that he/she executed the same as the free act and deed of said Barbara J. Fotopoulos and Chris Fotopoulos.

Witness my hand, at office, this 8th day of April, 2011.

Notary Public

My Commission Expires

My Commission Expires: October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Jeremy Noel Gicewicz
204 Glenstone Circle,
Brentwood, TN 37027

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

Map & Parcel 171.02-0A-066.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $177,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of April, 2011.

Notary Public

My Commission Expires: _____

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
11-1-042

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE