SPECIAL WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September 2011

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kraig Kopecky	New Owner	06102016100
(NAME)	(NAME)	
630 Stanvid Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110057662 DEEDWARRSP
Recvd: 09/16/11 11:14 2 pgs
Fees:13.00 Taxes:625.30

20110916-0072063

For and 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, **Prudential Relocation, Inc., a Colorado corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Kraig Kopecky* , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: * and wife, Jeannie Kopecky

Land in Davidson County, Tennessee, being all of Lot No. 346, on the plan of Section 11-Second Addition, Gra-Mar Acres, of record in Plat Book 3500, Page 43, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from Jaime J. Zuloaga, unmarried of record in Instrument No. 20110916-0072062, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 3500, Page 43, said Register's Office.

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 630 STANVID Drive, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-3363
SMG TN Special Warranty Deed

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 30th day of July 2011

Kathleen Katz assistant secretary
Prudential Relocation, Inc., a Colorado corporation

State of Texas
County of Harris

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

Witness my hand and official seal this 30 day of July 2011

Notary Public
My Commission Expires:

DEMEATRA L. RISER
MY COMMISSION EXPIRES
March 14, 2015

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027