THIS INSTRUMENT PREPARED BY & RETURN TO:
Keystone Title Inc.
264 Mallory Station Rd. St. 11
Franklin, TN 37064

Address New Owner(s)
Darius Potocki
4900 Inglewood Ct.
Nashville, TN 37216

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedro, Suite 100
San Antonio, TX 78216

Map & Parcel Nos.:
061-04-0-015.00

BILL GARRETT, Davidson County
Trans:T20110060170 DEEDWARR
Recvd: 09/28/11 10:14 2 pgs
Fees:13.00 Taxes:488.40
20110928-0075001

WARRANTY DEED

THIS INDENTURE, made and entered into this **19th day of September 2011**, by and between **Martin Juarez, married**, party of the first part, and **Dariusz Potocki, unmarried.**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY TWO THOUSAND AND 00/100 DOLLARS ($132,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land located in Davidson County, Tennessee, being all of Lot No.78, on the Plan of Inglewood Heights Subdivision, according to plat and survey of same appearing of record in Book 1424, page 85, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Martin Juarez, married, by Warranty Deed from Jerome N. Holland, married, of record in Instrument No.20080122-0006590, dated 01/04/08 and recorded 01/22/08, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book No. 1424, page 85, Register's Office, Davidson County, Tennessee; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No. 1466, page 143-144, said Register's Office; Perpetual Easement for Utilities and maintenance of record in Book No. 1466, page 144, said Register's Office; All taxes for the year 2011 and subsequent years not yet due and payable until 10/1/11. All County taxes for the year 2010 are paid on 12/13/10, in the amount of $2195.51; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is __x__improved or ____unimproved and also known as 4900 Inglewood Ct., Nashville, TN 37216.

Silvia Juarez, spouse of Martin Juarez, joins in this conveyance to convey any and all interest, marital or otherwise, that (s)he may have in the above referenced property, now or hereafter.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Martin Juarez by Arnulfo Domingo, Attorney in Fact
Martin Juarez by Arnulfo Domingo, Attorney in Fact

Silvia Juarez by Arnulfo Domingo, Attorney in Fact
Silvia Juarez by Arnulfo Domingo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

On this the **19th day of September** before me, appeared **Arnulfo Domingo** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Martin Juarez** , and that said instrument was signed in behalf of the said **Martin Juarez** , by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 4/7/2014

STATE OF TENNESSEE
COUNTY OF Sumner

On this the **19th day of September** before me, appeared **Arnulfo Domingo** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Silvia Juarez**, and that said instrument was signed in behalf of the said **Silvia Juarez**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 4/7/2014

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$132,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **19th day of ~~Spetember~~ September, 2011.**

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 4/7/2014

PROPERTY ADDRESS:
4900 Inglewood Ct.
Nashville, TN 37216