WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.
(AFFIX SEAL)

JOHN B. WADDELL
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Read Talley	Pinnacle National Bank	180040A16800CO
(NAME)	(NAME)	
2348 Forest Lake Drive	150 Third Ave. South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Stacy L. Maciuk and husband, James Maciuk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Read Talley and husband, Rae Danielle Talley**, 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:

Being Lot No. 93 on the plan of Highland Creek, Section Five of record in Instr. No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stacy L. Maciuk, married by deed from Classic Homes BOS, LP of record in Instr. No. 20070328-0037248, Register's Office for Davidson County, Tennessee.

NOTE: James Maciuk, spouse of Stacy L. Maciuk, joins in this conveyance to convey any and all interest he may have in said property.

This is the same legal description as used in the prior Deed.

All taxes 2012 and subsequent years, which are a lien not yet payable. Subject to all matters as set out on the plan of record in Instr. No. 20040915-0111296, said Register's Office Declaration of Covenants, Conditions, and Restrictions as set out in Book 11568, page 311, by-laws in Book 11568 page 301, and Instr. No. 20000413-0037474; Deed conveying Open Space as set out in Instr. No. 0041229-0153516, said Register's Office; Subject to the assessment of homeowners association fees, if any; Subject to Storm Water Detention Agreement as set out in Book 11338, page 738; and Subject to Sanitary Sewer and/or Storm Drainage Agreements as set out in Book 10316,page 569, Book 10419, page 504, Book 10419, page 516, Book 10419, page 470, and Book 10569, page 732, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2348 Forest Lake Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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 hand this 13th day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120032151 DEEDWARR
Recvd: 05/02/12 12:59 2 pgs
Fees:13.00 Taxes:1154.40
20120502-0037646

Stacy L. Maciuk

James Maciuk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Stacy L. Maciuk and James Maciuk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged upon oath they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of April, 2012.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON