WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hensley	SWBC Mortgage Corporation	
(NAME)	(NAME)	16104016800
5134 Raywood Lane	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, **ZENON CHROSTOWSKI AND WIFE, JOHANNA CHROSTOWSKI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES HENSLEY, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot 27, Goodrich Heights, as shown on plat of record in Plat Book 2663, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zenon Chrostowski and wife, Johanna Chrostowski by Installment Deed from Ralph Shuford and wife, Eloise Shuford, recorded in Deed Book 3186, Page 186, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Zenon Chrostowski and wife, Johanna Chrostowski by Installment Deed from Ralph Shuford and wife, Eloise Shuford, recorded in Deed Book 3186, Page 186, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 2663, page 60, said Register's Office, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5134 Raywood Lane, 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.

BILL GARRETT, Davidson County
Trans:T20120047240 DEEDWARR
Recvd: 06/27/12 09:13 2 pgs
Fees:13.00 Taxes:407.00
20120627-0056177

Witness our hands this 25th day of June, 2012.

Zenon Chrostowski by Janina R. Woods POA

Zenon Chrostowski SRW

Zenon Chrostowski
By: Janina R. Woods, his attorney in fact

Johanna Chrostowski by Janina R. Woods POA

Johanna Chrostowski
By: Janina R. Woods, her attorney in fact

Zenon Chrostowski by Gabriella J. Deason POA

Zenon Chrostowski
By: Gabriella J. Deason, his attorney in fact

Johanna Chrostowski by Gabriella J. Deason POA

Johanna Chrostowski
By: Gabriella J. Deason, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2012, before me personally appeared Janina R. Woods and Gabriella J. Deason, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of Zenon Chrostowski pursuant to a Durable General Power of Attorney dated 03/11/2009 and filed of record in Instrument No. 20120627005 6176 in the Register's for Davidson County, Tennessee, and further acknowledged that they executed they same as the free act and deed of Zenon Chrostowski, as his attorney in fact.

Witness my hand and seal this 25th day of June, 2012.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2012, before me personally appeared Janina R. Woods and Gabriella J. Deason, 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 Johanna Chrostowski pursuant to a Durable General Power of Attorney dated 03/11/2009 and filed of record in Instrument No. 20120627005 6175 in the Register's for Davidson County, Tennessee, and further acknowledged that they executed they same as the free act and deed of Johanna Chrostowski, as her attorney in fact.

Witness my hand and seal this 25th day of June, 2012.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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