WARRANTY DEED

12-10-002

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of October, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30859
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL E. MECREDY AND ELISE A. MECREDY	Farmington Financial Group, LLC	155-16-0-A
(NAME) 5136 Traceway Drive	(NAME) 2002 Richard Jones Rd., #300A	150.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JAY M. LIPSCHUTZ AND WIFE, BARBARA LIPSCHUTZ**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. MECREDY AND ELISE A. MECREDY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 No. 297, on the Plan of Traceside, Section Six, of record in Book 9700, Page 268, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JAY M. LIPSCHUTZ AND WIFE BARBARA LIPSCHUTZ, by Deed from CENTEX INTERNATIONAL, INC. A NEVADA CORPORATION F/K/A CENTEX REAL ESTATE, dated March 4, 1998, of record in Book 10826, Page 610, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Traceside, of record in Book 9236, Page 504, as amended and re-stated in Book 9435, Page 493, and as further amended in Book 9677, Page 675 Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THIS instrument is being executed on behalf of JAY M. LIPSCHUTZ and wife BARBARA L. LIPSCHUTZ pursuant to a Power of Attorney executed by same on the 11th day of October, 2012 and being filed for record in Instrument No. 20121026-0098172, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **5136 Traceway Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20120081351 DEEDWARR
Recvd: 10/26/12 09:14 2 pgs
Fees:13.00 Taxes:1021.20

20121026-0098173

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 25th day of October, 2012

JAY M. LIPSCHUTZ

By: by: S y m. c a t a l i n a
SHIRLEY CATALINA, ATTORNEY IN FACT

BARBARA LIPSCHUTZ

By: by: S y m c a t a l i n a
SHIRLEY CATALINA, ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 25th day of October, 2012, before me personally appeared SHIRLEY CATALINA, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAY M. LIPSCHUTZ and BARBARA LIPSCHUTZ, and acknowledged that she executed the same as the free act and deed of the said JAY M. LIPSCHUTZ and BARBARA LIPSCHUTZ.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM: SHIRLEY CATALINA
TO: MICHAEL E. MECREDY & ELISE A. MECREDY

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

S y m. c a t a l i n a
SHIRLEY CATALINA, AFFIANT

Sworn to and subscribed before me this 25th day of October, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY