BILL GARRETT, Davidson County
Trans:T20120088110 DEEDWARR
Recvd: 11/19/12 09:39 2 pgs
Fees:13.00 Taxes:1110.00

20121119-0106292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Anderton Koprowski, an unmarried man	Magna Bank	01700031700
	(NAME)	
500 5th Ave., N, Apt. 717	6525 Quail Hollow Rd., Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jay Hitt, unmarried and Denise E. Hitt, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Anderton Koprowski, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 OF THE SUBDIVISION OF A 15.13 ACRE TRACT OWNED BY DENNIS H. PARKER AND WIFE, MARY N. PARKER, DESCRIBED ACCORDING TO A SURVEY DATED APRIL 7, 1989, BY JOE M. CUMMINGS, REGISTERED LAND SURVEYOR NO. 1513 (JOB NO. 89-036 (S)-011), AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF LICKTON PIKE, SAID POINT BEING 960 FEET, MORE OR LESS WEST OF THE INTERSECTION OF LICKTON PIKE AND FREEMAN HOLLOW ROAD, A CORNER TO THE PROPERTY OF JAMES A. RIDLEY, JR., ET UX., OF RECORD IN DEED BOOK 6436, PAGE 321, SAID REGISTER'S OFFICE; THENCE, WITH SAID MARGIN OF SAID LICKTON PIKE ON A CURVE HAVING A DELTA ANGLE OF 12 DEG. 34' 56", A RADIUS OF 1,457.40 FEET, A TANGENT OF 160.67 FEET AT A LENGTH OF 268.47 FEET TO AN IRON PIN; THENCE, LEAVING SAID MARGIN OF SAID LICKTON PIKE, NORTH 4 DEG. 36' 20" EAST 300.00 FEET TO AN IRON PIN; THENCE, NORTH 36 DEG. 06' 03", EAST 271.63 FEET TO AN IRON PIN; THENCE, NORTH 71 DEG. 43' 18" EAST 311.90 FEET TO AN IRON PIN; THENCE, NORTH 44 DEG. 18' 34" E 178.58 FEET TO AN IRON PIN; THENCE, SOUTH 12 DEG. 47' 05" EAST WITH THE PROPERTIES OF MARVIN E. TAIT, ET UX., AND FIRST AMERICAN NATIONAL BANK OF NASHVILLE, 182.40 FEET TO AN IRON PIN; THENCE, SOUTH 11 DEG. 25' 25" WEST 97.40 FEET TO AN IRON PIN; THENCE, SOUTH 60 DEG. 30' 09", WEST 394.37 FEET TO AN IRON PIN; THENCE, SOUTH 5 DEG. 52' 01" WEST 392.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.04 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAY HITT AND WIFE, DENISE E. HITT BY DEED FROM KENNETH L. JONES AND WIFE, JESSICA K. JONES, DATED AUGUST 2, 1993, OF RECORD IN BOOK 9033, PAGE 693, AND BY CORRECTION DEED TO JAY HITT AND WIFE, DENISE E. HILL FROM DENNIS H. PARKER AND WIFE, MARY N. PARKER, DATED SEPTEMBER 20, 1996, OF RECORD IN BOOK 10270, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAY HITT AND DENIS E. HITT HAVING SINCE DIVORCED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6116 Lickton Pike, Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

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/our hand(s) this 16th day of November, 2012.

Denise E. Hitt

Denise E. Hitt

STATE OF Georgia

COUNTY OF Glynn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise E. Hitt, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2012.

Notary Public

My Commission Expires: 5/4/15

(SEAL)

RACHEL BENASUTTI NOTARY PUBLIC Exp. May 15, 2015 GLYNN COUNTY, GA

Jay Hitt

Jay Hitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th day of November, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072