WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011580 DEEDWARR
Recvd: 02/19/14 10:22 3 pgs
Fees:18.00 Taxes:462.50
20140219-0014148

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.13.17

(AFFIX SEAL)

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dariusz Potocki	Dariusz Potocki	06106014100
(NAME)	(NAME)	
912 McMahan Ave.	912 McMahan Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcia Odom as Administrator of the Estate of Katherine Hurst McIntosh**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dariusz Potocki**, hereinafter called the GRANTEE (S), their heirs and/or 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 the westerly 143.5 feet of the southerly part of lot No. 3 of William Bradford's Lands Subdivision, as of record in book 547, page 91, Register's Office for said County.

Said part of said lot fronts 143.5 feet on the northerly margin of Maplewood Lane and extends back between parallel lines 300.9 feet to a dead line.

INCLUDED in the above description, but specifically EXCLUDED therefrom is the following described property:

Land in Davidson County, Tennessee and being the most northeasterly portion of John Billy McIntosh and wife, Katherine L. McIntosh property of record in deed book 4612, page 671, and being described as follows:

Beginning at an iron pin (new), the most northeast corner of this tract, a corner to Elmer Kent (deed book 4039, page 234), and being the most northeast corner of John Billy McIntosh (deed book 4612, page 671); thence with said Kent, S. 06 deg. 10 min. 49 sec. W. 27.92 feet to an iron pin (new); thence, with a new dividing line, N. 49 deg. 10 min. 01 sec. W. 73.79 feet to a railroad spike (new) in the line of said Kent: thence, with Kent, S. 81 deg. 22 min. 40 sec. E. 67.12 feet to the beginning, containing 936.1 square feet, more or less, by Quitclaim Deed recorded September 7, 1994 in Book 9458, Page 579, Register's Office for said county.

Being the same property conveyed to John Billy McIntosh and wife, Katherine L. McIntosh by Warranty Deed dated 06/21/1972 from John E. Davis and wife, Carolyn J. Davis of record in Book 4612, Page 671, Register's Office for Davidson County, Tennessee.

John Billy McIntosh predeceased Katherine L. McIntosh. The said Katherine Hurst McIntosh died testate on 05/26/2003, devising subject property to Madge Marie

McIntosh, George David McIntosh, Sr. and Marcia McIntosh Odom as evidenced by the Last Will and Testament of Katherine Hurst McIntosh filed in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 12P-1889, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Madge Marie McIntosh died testate on 11/27/2012, devising subject property to Joseph Bowling McIntosh, Sue Newby, Jan Woods and Tennessee District Assemblies of God Camp Jackson Program as evidenced by the Last Will and Testament of Madge Marie McIntosh filed in Seventh Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 13P-421, in the Probate Court Clerk's Office for Davidson County, Tennessee. See Order of Probate filed August 14, 2013 in re: The Estate of Katherine Hurst McIntosh, Docket No. 12P-1889, vesting the Administrator of the Estate, Marcia Odom with authority to sell said real property. See Probate Order dated 12/13/2013, approving the sale of real property, In Re: the Estate of Katherine Hurst McIntosh, deceased, in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division, Docket No. 12P-1889.

All matters as set forth per Book 547, Page 91, said Register's Office.
Right-of-Way for Maplewood Lane, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 609 Maplewood Lane, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of February, 2014.

THE ESTATE OF KATHERINE HURST MCINTOSH

Marcia Odom, Administrator

Marcia Odom
Administrator

State of North Carolina
County of Guilford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia Odom, the Administrator for the estate of Katherine Hurst McIntosh ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official this 14th day of February, 2014.

Lynn A. Hyatt

Notary Public
My Commission Expires:

LYNN A. HYATT NOTARY PUBLIC RANDOLPH COUNTY, NC My Commission Expires Nov. 14, 2018

RETURN TO:

File No.: 01288-18465
SMG TN Warranty Deed

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122