BILL GARRETT, Davidson County
Trans:T20140027545 DEEDWARR
Recvd: 04/23/14 08:52 2 pgs
Fees:13.00 Taxes:1229.88
20140423-0033977

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $332,400.00.

Affiant

Subscribed and sworn to ~~before me~~, this 18th day of April, 2014.

Notary Public

My commission expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victor A. Wieczorek and Stephanie S. Wieczorek	~~New Owner~~ Suntrust Mortgage	**Map\Parcel: 104-01-0F-031.00-CO**
308 Sylvan Park Lane	PO Box 79041	
Nashville, TN 37209	Baltimore, MD 21279-0041	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kyle McGavin and Allison McGavin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor A. Wieczorek and Stephanie S. Wieczorek, husband and wife

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 Unit 31, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, Instrument No. 20080919-0095641 and Instrument No. 20081029-0108160 in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kyle McGavin and Allison McGavin, husband and wife by Quitclaim deed from Kyle McGavin and Allison Reeves of record in Instrument No. 20090901-0082145 Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on September 01, 2009.

Being also known as 308 Sylvan Park Lane Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved **( )** property known as 308 Sylvan Park Lane Nashville, TN 37209.

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 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 our hands this 18th day of April, 2014.

Kyle McGavin by Keith Solomon, AIF
Kyle McGavin
by Keith Solomon, Attorney in Fact

Allison McGavin by Keith Solomon, AIF
Allison McGavin
by Keith Solomon, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kyle McGavin and Allison McGavin** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Kyle McGavin and Allison McGavin** and is authorized by **Kyle McGavin and Allison McGavin** to execute this instrument on their behalf pursuit to Specific Limited Power of Attorney of record in Instrument No. 20140423.0033976, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of April, 2014.

Notary Public

My Commission Expires: 7.24.17

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

File #: **414008**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027