BILL GARRETT, Davidson County
Trans:T20140071042 DEEDWARR
Recvd: 09/23/14 10:14 2 pgs
Fees:13.00 Taxes:1442.95
20140923-0087120

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $389,987.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Notary Public
My commission expires: 8/5/18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Larue 609 Maplewood Lane Nashville, TN 37216	New Owner	06106014100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Dariusz Potocki,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Phillip Larue and Lia Larue, 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:

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 Dariusz Potocki by Warranty Deed from Marcia Odom as Administrator of the Estate of Katherine Hurst McIntosh, recorded on February 19, 2014 in Instrument Number 20140219-0014148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Billy McIntosh and wife, Katherine L. McIntosh by Warranty Deed dated June 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 May 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.

This property is improved property known as **609 Maplewood Lane, Nashville, TN, 37216**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 547, Page 91, Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 19th day of September, 2014.

Dariusz Potocki

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this 19th day of September, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014093267