BILL GARRETT, Davidson County
Trans:T20150012497 DEEDWARR
Recvd: 02/20/15 10:13 3 pgs
Fees:18.00 Taxes:436.60
20150220-0014712

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of February, 2015, by and between Daniel M Toporoski, a married man, party of the first part, and Fanny Paz, and unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No.264 on the plan of Colewood Acres, Section 4, of record in Book 4175, Page 144, Register's Office for said County.

SAID Lot No. 264 fronts 75.0 feet on the northwesterly margin of Sheila Drive and extends back 154.0 feet on the northeasterly line and 161.0 feet on the southwesterly line to a dead lie in the rear, measuring 75.3 feet thereon.

Being all or part of the same property conveyed to Daniel M. Toporoski by virtue of that certain Warranty Deed dated March 29, 1978, at Book 5266, Page 929 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Book 4175, Page 144, Book 4178, Page 738, Book 4158, Page 42, Book 4003, Page 11, Book 5710, Page 137, Book 5725, Page 540, Book 4515, Page 578, Book 4451, Page 994, Book 4295, Page 696; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel M Toporoski

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On February 10, 2015 before me, Ahmed Aziz, Notary Public
(insert name and title of the officer)

personally appeared Daniel M Toporoski
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ahmed Aziz (Seal)

AHMED AZIZ
Commission # 1978891
Notary Public - California
San Diego County
My Comm. Expires May 20, 2016

Property Owner & Address: Fanny Paz

174 Sheila Drive, Antioch, TN 37013

Tax Parcel No 16202023300

Property Address: 174 Sheila Dr
Antioch, TN 37013

MAIL TAX
BILLS TO: NEW OWNER-Address Above.

STATE OF TENNESSEE
COUNTY OF Sumner

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $118,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of February, 2015.

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066