Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0162

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2015

Notary Public
Commission Expires: 9/10/16

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150017555 DEEDWARR
Recvd: 03/11/15 09:31 2 pgs
Fees: 13.00 Taxes: 1387.50
20150311-0020711

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shayne Merrick 6116 Lickton Pike Goodletsville, TN 37072	New owner	017-00-0-317.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Michael Anderton Koprowski, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shayne Merrick

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 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 Michael Anderton Koprowski, an unmarried man, by Warranty Deed from Jay Hitt, unmarried, and Denise E. Hitt, unmarried, dated 11/16/12 and recorded 11/19/12 in Instrument No. 20121119-0106292, Register's Office for Davidson County, Tennessee.

Brandi Michelle Koprowski, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

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applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6116 Lickton Pike, Goodletsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2015.

Michael Anderton Koprowski

Brandi Michelle Koprowski

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Anderton Koprowski and Brandi Michelle Koprowski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas (city), Texas (state), this 26th day of February, 2015.

Notary Public
My Commission Expires: _____

(Notary Seal)

Andrea R. Rodriguez
Notary Public,
State of Texas
Expires:06-17-2018