Davidson County	**DEEDWARR**
Recvd: 09/23/15 13:10	**2 pgs**
Fees:13.00 Taxes:1054.50	
20150923-0096729	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of September 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patti Muccillo and John Muccillo	Quicken Loans, Inc.	061 11.0 010.00
(NAME)	(NAME)	
912 McMahar Ave.	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dariusz Potocki, a single person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patti Muccillo and John Muccillo, wife and husband**, 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 Lot(s) 15, as shown on the map entitled Map of Phillips Subdivision of Lot No. 42, in McMahan's Subdivision, of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dariusz Potocki by Warranty Deed from Pamela L. Hoasley, unmarried dated July 15, 2013 and recorded August 5, 2013 in Instrument No. 20130805-0081409, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 912 McMahan Ave., Nashville, TN 37216

File Number: GRN-153800

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 do covenant with the said Grantees that we 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; 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 .

Dariusz Potocki

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Dariusz Potockithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2015.

Notary Public

My Commission Expires 5/10/16

(SEAL)

DEANNA D JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY My Commission Expires 5/10/16

File Number: GRN-153800

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018