WARRANTY DEED

STATE OF New Jersey
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony T. Brown	SWBC Mtg.	135-16-OB-042.00
(NAME)	(NAME)	
486 Flintlock Court	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew E.Potucek, Administrator for the Estate of Daniel E Potucek and Matthew E. Potucek, Heir at Law of Daniel E Potucek**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anthony T. Brown and Crystal T. Alexander, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 42, on the Horizontal Property Regime Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel E. Potucek, unmarried by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 03/02/2009, recorded on 03/05/2009 of record in Instrument No. 20090305-0019578, in the Register's Office for Davidson County, Tennessee. Daniel E. Potucek died intestate on February 7,2015. Matthew E. Potucek was ordered to sell said property as Administrator for the Estate of Daniel E. Potucek by that Order Approving Contract for the Sale of Real Property for Case No. 15P396, filed on October 1, 2015 in the Davidson County, Tennessee Court Clerks office.

Subject to (1) Taxes for 2015 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plats of record in Plat Book 4660, Page 74, Plat Book 4660, Page 157 and Instrument No.20021120-0143949, in the Register's Office for Davidson County, Tennessee. (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281, Instrument No. 20050520-0056888, and By-Laws of record in Instrument No. 20021106-0136459, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 10/19/15 09:50 3 pgs
Fees:18.00 Taxes:440.30
20151019-0105893

File No.: 01288-27969
SMG TN Warranty Deed

This is improved ☑ property, known as 486 Flintlock Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of October, 2015.

ESTATE OF DANIEL E. POTUCEK

Matthew E. Potucek
Administrator

Matthew E. Potucek, Heir at Law

State of New Jersey
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, Matthew E. Potucek with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of Estate of Daniel E. Potucek and that he as such Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Administrator.

WITNESS my hand and seal this 14th day of October, 2015.

Notary Public
My Commission Expires:

JENNIFER I MARTINEZ CASIANO
Notary Public
State of New Jersey
My Commission Expires Aug. 1, 2017
I.D.# 2423527

State of New Jersey
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew E. Potucek the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of October, 2015.

Notary Public
My Commission Expires:

JENNIFER I MARTINEZ CASIANO
Notary Public
State of New Jersey
My Commission Expires Aug. 1, 2017
I.D.# 2423527

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE