WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035616 DEEDWARR
Recvd: 04/29/16 13:51 2 pgs
Fees:13.00 Taxes:869.50
20160429-0042257

Y-VRES-16-128-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah F. Yancey	**SWBC Mortgage Corp**	
(NAME) **128 West Marthona Road**	(NAME) **9311 San Pedro Ave., Ste. 100**	**042-15-0-031.00**
(ADDRESS) **Madison, TN 37115-3507**	(ADDRESS) **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 consideration, the receipt of which is hereby acknowledged, **DARIUSZ POTOCKI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH F. YANCEY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 10 feet of Lot No. 43 and all of Lot Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthona, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the westerly margin of Marthona Road West at the common corner of Lot Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence northerly 110 feet to a point 15 feet south of the corner of said Lot Nos. 42 and 43; thence easterly, parallel to the line between said Lots 42 and 43, 275 feet the westerly margin of Marthona Road West; thence with the westerly margin of said Road, southerly 110 feet to the point of beginning.

Being the same property conveyed to Ollie Mai Parsley by Warranty deed from Daniel E. Needham and wife, Betty A. Needham of record in Book 8849, page 874, Register's Office for Davidson County, Tennessee, dated January 25, 1993 and recorded on January 27, 1993.

Being the same property conveyed to Dariusz Potocki by Warranty deed from Ollie Mai Parsley, unmarried of record in Instrument No. 20150414-0033034 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 14, 2015.

Said property was not occupied as primary marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **128 West Marthona Road, Madison, Tennessee 37115-3507**.

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; 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 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/our hand(s) this the 28th DAY OF APRIL, 2016.

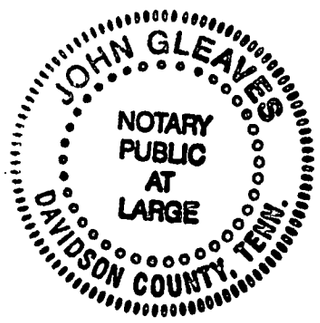
Dariusz Potocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212