WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

File No. RW0004051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Joseph Brown	Mortgage Investors Group	082-03-0-164.00
(NAME)	(NAME)	
710 McFerrin Ave	8320 E Walker Springs Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 91214 **DEEDWARR**
05/11/2018 03:18:16 PM 2 pgs
Fees: $13.00 Taxes: $799.20

20180511-0045472

FOR AND 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, **Dariusz Potocki, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Joseph Brown, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 No. 28 on the Map of the Benedict Land Company' s Subdivision of the Lindsley Tract, as shown on the plat of record in Plat Book 332, Page 40, in the Register's for Davidson County, Tennessee.

Said Lot 28 fronts 50 ft. on the Westerly side of Stockell Street and runs back between parallel lines with the Southerly margin of Vaughn Street, 180 ft. more or less to an alley.

Being the same property conveyed to Dariusz Potocki by Warranty Deed from Thomas L. Wiser and Hannah E. Wiser, husband and wife, of record in Instrument No. 20121211-0114104, Register's Office for Davidson County, Tennessee, dated December 10, 2012 and recorded on December 11, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 916 Stockell Street, Nashville, TN 37207

(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 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, 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 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 11th day of May, 2018.

DARIUSZ POTOCKI BY KEVIN BRYANT AS ATTORNEY IN FACT

Dariusz Potocki by Kevin Bryant, as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kevin Bryant, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Dariusz Potocki, and who acknowledged that he executed the same as the free act and deed of the said Dariusz Potocki, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No 20180511-0045471 said Register's Office.

Witness my hand this 11th day of May, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206