WARRANTY DEED

Karen Johnson Davidson County
Batch# 302867 DEEDWARR
10/18/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191018-0107162

File No. DH0005905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023
(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
Dean A. Leffler Jr	New Owner	
(NAME)	(NAME)	
1205 Emmett Avenue		083-01-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Dean A. Leffler Jr, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ACERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

Being Part of Lot Number 1 of Block A, on the map of Tim H. Moore' s Subdivision, as of record in Book 332, Page 107, Register's Of\u64257?ce for said county, and described as follows:

Beginning at a point in the Easterly margin of Emmett Avenue, 201 feet North of the North margin of West Greenwood Avenue; thence Easterly 131 feet, more or less to a point; thence Northerly 57.5 feet to the Southeast comer of the property conveyed to Paul Edward Corner and wife, by Deed of record in Book 2102, Page 435, said Register's Of\u64257?ce; thence with Gomer's South line Westerly 135 feet, more or less, to a point in the East margin of Emmett Avenue, thence with the margin of the same Southerly 57.5 feet to the beginning.

Being the same property conveyed to Dariusz Potocki, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120920-0085504 Register's Office for Davidson County, Tennessee, dated September 13, 2012 and recorded on September 20, 2012. (Value of consideration shown in aforementioned deed $38,123.00.)

Being also known as 1205 Emmett Avenue Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, 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 1205 Emmett Avenue, Nashville, TN 37206

(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 17th day of October, 2019.

Dariusz Potocki by JLH as attorney in fact

Dariusz Potocki, by Joshua L. Hunter, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshual L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Dariusz Potocki, and that this instrument was executed on behalf of the said Dariusz Potocki for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2019.

Notary Public D Hardwick

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

My Commission Expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)