# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079861 DEEDWARR
Recvd: 10/22/12 09:29 3 pgs
Fees:18.00 Taxes:610.87

20121022-0096339

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Tanya D. Porashka | Magna Bank | 173090A18200CO |
| (NAME) | (NAME) | |
| 7816 Heaton Way | 6525 Quail Hollow Road, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Memphis, TN 38120 | |
| (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, Linda E. Paek, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya D. Porashka and Yordan I. Porashki, 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 128, PLAN OF PHASE B LENOX VILLAGE, as shown on plat of record in Instrument No. 20031024-0157237, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linda E. Paek, unmarried by Warranty Deed from Don B. Smithson dba Don B. Smithson Construction, recorded on the 21st day of April, 2004 in Instrument No. 20040421-0045394, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid and prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7816 Heaton Way, Nashville, TN 37211

(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 19th day of October, 2012.

Linda E. Paek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda E. Paek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/21/14

Notary Public

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 20, 2016

## Reserves Deposited with Lender

| | |
|---|---|
| Homeowner's Insurance<br>3.000 at 19.00 per month | 57.00 |
| County Taxes<br>2.000 at 163.20 per month | 326.40 |
| Aggregate Adjustment | -19.00 |
| **Total** | **$ 364.40** |

| Title Services and Lender's Title Insurance Details | BORROWER | SELLER |
|---|---|---|
| Settlement Fee<br>to William Davis, Attorney, P.C. | 350.00 | |
| Courier/Wire Fee<br>to William Davis, Attorney, P.C. | 50.00 | |
| Lender's title insurance<br>to Stewart Title Guaranty Company | 50.00 | |
| **Total** | **$ 450.00** | **$ 0.00** |

| Owner's Title Insurance | BORROWER | SELLER |
|---|---|---|
| Owner's Policy Premium<br>to Stewart Title Guaranty Company | 1,091.00 | |
| **Total** | **$ 1,091.00** | **$ 0.00** |

| Lender's Title Insurance<br>*fees also shown above in Title Services and Lender's Title Insurance Details | BORROWER | SELLER |
|---|---|---|
| Lender's Policy Premium<br>to Stewart Title Guaranty Company | 50.00 | |
| **Total** | **$ 50.00** | **$ 0.00** |

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Tanya D. Porashka

Linda E. Paek

Yordan I Porashki

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

William Davis, Attorney, P.C.

**WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**