#18059
42605

Davidson County DEEDWARR
Recvd: 11/01/12 09:45 3 pgs
Fees:18.00 Taxes:950.90
20121101-0100311

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2195745

WARRANTY DEED

THIS INDENTURE is made this the 31 day of October, 2012, by Gary F. Moczygemba and wife, Susanne M. Moczygemba, First Parties, for the purpose of conveying the premises described herein to ~~Steve~~ Steve Salvatore Puma and wife Lisa T. Puma, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee and being Lot 329, Traceside Subdivision, Section Four, of record in Book 9700, Page 125, in the Register's Office for Davidson County, Tennessee, and to which specific reference is hereby made for a more particular description.

Being the same property conveyed to the party of the first part by Deed of record in Book 10246, Page 947 in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

The plan of record in Plat Book 9700, Page 125, which shows an Owner's Certificate, certain notes, easements and setback lines; Subject to boundary plat of record in Book 7900, Page 705; Deeds of Conveyance of Open Space to Traceside Subdivision Homeowner's Association, Inc. of record at Instrument Numbers 20000329-0031447 thru 20000329-0031456; Easement for public utility of record in Book 9443, Page 960 and Book 9306, Page 279; Easement for right of way of record in Book 1306, Page 279 and Book 3533, Page 299; Easement for water line of record in Book 751, Page 401; Landscaping Agreement of record in Book 10355, Page 859; Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493 and Book 675; By-Laws of record in Book 9668, Page 899; Charter of Traceside Subdivision Homeowner's Association, Inc. of record in Book 9668, Page 894; Subdivision Restrictions, Building Lines, Easements and other matters of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Gary F. Moczygemba
GARY F. MOCZYGEMBA

Susanne M. Moczygemba
SUSANNE M. MOCZYGEMBA

STATE OF Tennessee)

COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Gary F. Moczygemba**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16th day of September, 2011.

NOTARY PUBLIC

My Commission Expires:
5/05/15

JOSHUA PLANTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Susanne M. Moczygemba**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 16th day of September, 2011.

NOTARY PUBLIC

My Commission Expires:
5/05/15

JOSHUA PLANTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $257,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2012

NOTARY PUBLIC

My Commission Expires: 5/23/16

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

New Owners:

PROPERTY ADDRESS:
6217 DEERBROOK DRIVE
NASHVILLE, TN 37221

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SWBC Mortgage Corp.

ADDRESS:
5055 Maryland Way
Brentwood, TN 37027

PARCEL ID NO: MAP 155-16-A PARCEL 116.00CO

This deed is prepared with information provided by Stoltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY