WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,250.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2013.

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

SM12-0932

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Drake	Synovus Mortgage Corp.	
932 Silverdene Place (ADDRESS)	2204 Lakeshore Drive, Ste 325 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	082-12-258.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM M. KALUDIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID B. DRAKE, UNMARRIED, hereinafter called the Grantee(s), their heirs 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 Lot No. 20 on the Plan of D. D. Philips Silverdene Park Subdivision, of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southerly margin of Silverdene Place, formerly Georgia Street, and extends back between parallel lines, along the westerly margin of alley, 170 feet to an alley in the rear.

Being the same property conveyed to William N. Kaludis, married by Deed from GKB Service Inc., LLC of record in Instrument No. 20061219-0155963, Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on December 19, 2006.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 932 Silverdene Place, Nashville, Tennessee 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 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 hereln 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 31st day of January, 2013.

William M. Kaludis

William M. Kaludis

BILL GARRETT, Davidson County
Trans:T20130009322 DEEDWARR
Recvd: 02/04/13 09:41 2 pgs
Fees:13.00 Taxes:496.73

20130204-0011188

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of January, 2013, before me personally appeared William M. Kaludis, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959