BILL GARRETT, Davidson County
Trans:T20130030265 DEEDWARR
Recvd: 04/12/13 14:48 2 pgs
Fees:13.00 Taxes:740.00
20130412-0036636

WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

G-FS-13-317

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea D. Weatherman	SWBC MORTGAGE CORP.	
317 Boxmere Place	(NAME) 9311 SAN PEDRO AVE.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	SAN ANTONIO, TX 78216	131-06-0E-317.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we CAROL SUZUKI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA D. WEATHERMAN, AN UNMARRIED WOMAN, 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:

BEING UNIT NO. 317, OF BURTON HILLS, VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODED ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6666, PAGE 749, AS AMENDED BY AMENDMENTS OF RECORD IN BOOK 6824, PAGE 308, BOOK 6908, PAGE 738, AND BOOK 6921, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MILDRED KIRKHAM, UNMARRIED TO CAROL SUZUKI AS RECORDED ON THE 10TH DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121010-0092981; DEED FROM JAMES ALVIN CROSSMAN, A MARRIED PERSON TO MILDRED KIRKHAM AS RECORDED ON THE 27TH DAY OF MAY, 1993 IN DEED BOOK 8961, PAGE 878, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE(S) 284, REVISED IN PLAT BOOK 6250, PAGE 649; BOOK 6517, PAGE 522, AMENDED IN BOOK 6691, PAGE 593, BOOK 6778, PAGE 532 AND BOOK 6778, PAGE 536; BOOK 6665, PAGE 6; BOOK 6666, PAGE 749 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6824, PAGE 308, BOOK 6908, PAGE 738, BOOK 6911, PAGE 831, BOOK 6921, PAGE 226 AND INSTRUMENT NO. 20100401-0024317, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 317 Boxmere Place, Nashville, Tennessee 37215
(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 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 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 9th day of April, 2013.

Carol Suzuki

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Suzuki, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903