Return to: Bridgehouse Title

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NEW OWNER:

CLEMENT G. MACHALA and DEBORAH MACHALA
5203 SOUTHFORK BLVD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER c/o SWBC Mortgage Corp.
9311 San Pedro Ave. Ste. 100
San Antonio, TX 78216
Map 063
Group 16-0-C
Parcel 061.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0228

BILL GARRETT, Davidson County
Trans:T20130031242 DEEDWARR
Recvd: 04/16/13 14:56 2 pgs
Fees:13.00 Taxes:460.65
20130416-0037965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-four Thousand Five Hundred and 00/100 Dollars ($124,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIMEKA M. COLLINS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CLEMENT G. MACHALA and DEBORAH MACHALA, husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 61 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, of record as Exhibit "A" to the Instrument of record as Instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimeka M. Collins by Warranty Deed from Classic Homes BOS, L.P., a Tennessee Limited Partnership, dated August 11, 2004, of record in Instrument No. 20040816-0098885, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5203 Southfork Blvd, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of April, 2013.

Kimeka M. Collins
KIMEKA M. COLLINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KIMEKA M. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 12th day of April, 2013.

NOTARY PUBLIC

My commission expires: ~~6-2-2013~~
6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$124,500.00.**

Jessica N. Brooks
AFFIANT

Sworn to and subscribed to before me this 12th day of April, 2013.

NOTARY PUBLIC

My commission expires: 02-13-2017

LISA P. MCCANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY