BILL GARRETT, Davidson County
Trans:T20130035609 DEEDWARR
Recvd: 04/30/13 14:36 2 pgs
Fees:13.00 Taxes:414.40
20130430-0043118

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130400278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL J. OSSOLA 1217 KENMORE PLACE NASHVILLE, TN 37216	SWBC Mortgage Corporation 9311 San Pedro Avenue, #100 San Antonio, TX 78216	072-06-0-335.00

FOR AND IN 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, WE,

DAWN E. DUCOTE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL J. OSSOLA , UNMARRIED, AND GERALD NICKODEMSKI AND LISA OSSOLA, HUSBAND AND WIFE,

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 the westerly 50 feet of and the southerly 200 feet of Lot No. 84 on the Plan of Kenmore Place of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly margin of Kenmore Place, said point being the common corner between Lots 83 and 84 on the Plan of Kenmore Place; thence in an easterly direction along the margin of Kenmore Place 50 feet to an iron pin; thence northerly 200 feet to an iron pin; thence westerly 50 feet to a concrete monument; thence southerly 200 feet to the point of beginning.

BEING the same property conveyed to Dawn E. Ducote, unmarried, by Warranty Deed from Edmond F. Hale, unmarried, dated 1/31/02 and recorded 2/6/02 in Instrument No. 20020206-0016635, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1217 KENMORE PLACE, NASHVILLE, TN 37216**
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 our hands this 26th day of April, 2013.

DAWN E. DUCOTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, Dawn E. Ducote the bargainor(s) 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 at Nashville, Tennessee, this 26th day of April, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014