Warranty Deed

BILL GARRETT, Davidson County Trans:T20130039989 DEEDWARR Recvd: 05/14/13 09:49 2 pgs Fees:13.00 Taxes:1211.38 20130514-0048326	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $327,400.00. Affiant Subscribed and sworn to before me, this the 19th day of April, 2013. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shaun Arthur Tomczak Michelle Marie Tomczak	SWBC Mortgage Corporation	
1200 McChesney Avenue	9311 San Pedro Ave, #100	072-03-0-128.00
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CANDACE AVERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAUN ARTHUR TOMCZAK AND MICHELLE MARIE TOMCZAK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 50 feet of the Easterly 100 feet of Lot 185, Inglewood Place, as shown on Plan of record in Plat Book 332, Page 101, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Said part of Lot No. 185 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines, with the easterly margin of Katherine Street, as widened, 205 feet to a dead line.

Being the same property conveyed to Candace Avery by Deed from Rebecca Anne Powers van der Oord, Personal Representative of the Estate of Margaret Smithson Powers, deceased of record at Instrument No. 20111230-0102259, Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on December 30, 2011.

Being the same property previously conveyed to Minor E. Powers and wife, Margaret S. Powers by deed from Homer Franklin Denning and Margaret Lee Denning, tenants in common of record in Book 5165, Page 533, in the Register's Office for Davidson County, Tennessee, dated June 15, 1977. The said Minor E. Powers having since died on December 19, 2006 and Margaret S. Powers being the surviving tenant by the entirety. The said Margaret S. Powers having since died on August 20, 2010 and her Last Will and Testament having been probated under Case No. 10P-1862, Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1200 McChesney Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of April, 2013.

Candace Avery

Candace Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 19th day of April, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY