BILL GARRETT, Davidson County
Trans: T20130045926 DEEDWARR
Recvd: 06/03/13 13:41 2 pgs
Fees: 13.00 Taxes: 695.60

20130603-0055668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas E. Sawicki	SunTrust Mortgage	Parcel ID:
6721 Boundary Run	901 Semmes Ave.	126160A21300CO
Nashville, TN 37221	Richmond, VA 23224	

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

Susan Miller, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas E. Sawicki and wife, Cynthia W. Sawicki
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:

Being Lot No. 108 on the Final Plat of Riverwalk Phase 1-A, Section 1 and Phase 1-B, Section 1 of record in Instrument 20011026-0117231, 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 Susan Miller by deed from Corinthian Custom Homes, Inc., of record in Instrument 20030924-0141024, dated August 28, 2003, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231; and (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984; Book 7526, Page 315, 318, and 324; Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691; Road and Utility Access Easement of record in Instrument 20010706-0072536; Easements to TVA of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647; Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7; and Easement and Rights to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, said Register's Office.

Power of Attorney of record in Instrument 20130603005567, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6721 Boundary Run, Nashville, TN 37221

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 my hand this 30th day of May, 2013.

Susan Miller by Patricia Nicholls, Atty in Fact

Susan Miller by Patricia Nicholls, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patricia Nicholls, 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 on behalf of Susan Miller as his/her/their Attorney in Fact as the free act and deed of the within named Susan Miller.
Witness my hand and official seal at Nashville, Tennessee the 30th day of May, 2013.

My Commission Expires: 9-9-14

Notary Public

