File Box 8

BILL GARRETT, Davidson County
Trans:T20130059188 DEEDWARR
Recvd: 07/11/13 14:16 2 pgs
Fees:13.00 Taxes:499.50
20130711-0071939

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $135,000.00.

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Subscribed and sworn before me this the 10th day of July, 2013.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alicia Seponik 4016 Ridgemont Drive Nashville, TN 37207	Franklin American Mortgage Co. 501 Corporate Centre Dr., #400 Franklin, TN 37067	41-6-19

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAURISA ANN PASICK F/K/A MAURISA A. HALICKY AND TONY PASICK, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALICIA M. SEPANIK, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 480, Bellshire Estates, Section "B", according to survey and plat of same appearing of record in Book 2331, page 128-129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Maurisa A. Halicky, a single woman, by deed from Michael Cecil Woodard, Executor of the estate of Bennie Lutrell Woodard, dated October 30, 2007 of record in Instrument No. 20071120-0136000, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4016 Ridgemont Drive, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of July, 2013.

FKA

Maurisa Ann Pasick F/K/A Maurisa A. Halicky

Tony Pasick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maurisa Ann Pasick F/K/A Maurisa A. Halicky and Tony Pasick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2013.

My commission expires: 9/9/14

Notary Public

