WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065094 DEEDWARR
Recvd: 07/30/13 14:26 2 pgs
Fees:13.00 Taxes:554.63
20130730-0079340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2013.

Megan Paulus
Notary Public

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

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne M. Saggio	SWBC Mortgage Corporation	MAP 103-14-A
(NAME)	(NAME)	
4500 Post Road Unit C-33	9311 San Pedro Ave. Ste. 100	PARCEL 33.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio, TX 78257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, REBECCA T. THOMASON, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUZANNE M. SAGGIO, UNMARRIED, 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:

A Condominium Apartment in Davidson county, Tennessee, being Unit No. C-33 of The Hillwood Condominium Revised, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Rebecca T. Thomason by Warranty Deed from Kristen L. Hiter, unmarried, dated July 2, 2007, recorded July 9, 2007, as Instrument No. 20070709-0081458, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20071004-0118550, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6250, page 503, said Register's Office; (c) Restrictive covenants contained in Master Deed and By-Laws of record in Book 5280, page 424, Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263, Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697,said Register's Office.

* MAUREEN

unimproved ☐

This is improved ☒ property, known as 4500 Post Road Unit C-33, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of July, 2013.

Rebecca T. Thomason

Rebecca T. Thomason

ACKNOWLEDGMENT

STATE OF Massachusetts
COUNTY OF Bristol

Personally appeared before me, the undersigned, of said County, Rebecca T. Thomason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2013.

Commission expires:
Oct. 6, 2017

Marcia Donovan
Notary Public

MARCIA DONOVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 6, 2017