WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065166 DEEDWARR
Recvd: 07/30/13 15:31 2 pgs
Fees:13.00 Taxes:1017.50

20130730-0079422

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Elaine C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2013.

Mary Bayliright
Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BAYLIRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Denise Williamson	USAA Federal Savings Bank	098100A02000
(NAME)	(NAME)	
6033 Hagars Grove Pass	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard Y. Pak and wife, Sherri Pak**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela Denise Williamson, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 48, on the Plan of Phase One, Hagars Grove, of record in Instrument 200406140069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Pak, unmarried by Deed from Frank Batson Homes Inc., dated 10/28/2005 and filed for record on 11/01/2005 in Instrument 200511010131991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Y. Pak and wife, Sherri Pak by Deed from Richard Pak, dated 12/10/2010 and filed for record on 12/16/2010 in Instrument 201012160099935, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406140069738, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200406030065607, said Register's Office.
Storm water Detention Agreement of record in Instrument 200306030075394, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200308270124254, said Register's Office.
Charter of record in Instrument 200406180072535, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200812300123440, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6033 Hagars Grove Pass, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of July, 2013.

Richard Y. Pak by Sherri Pak, his attorney in fact
Richard Y. Pak by Sherri Pak
his attorney-in-fact

Sherri Pak
Sherri Pak

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sherri Pak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Richard Y. Pak, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130730-0079421, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of July, 2013.

Notary Public
My commission expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri Pak, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of July, 2013.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-15756
SMG TN Warranty Deed