BILL GARRETT, Davidson County
Trans:T20130067215 DEEDWARR
Recvd: 08/06/13 09:31 2 pgs
Fees:13.00 Taxes:703.00

20130806-0082003

WARRANTY DEED

G-VRES-13-01008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Gayle K Pate
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle K. Pate	SWBC Mortgage Corporation	
1008 Pebble Brook, #64 (ADDRESS)	(NAME) 9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	142080B06400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK DUDYCHA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GAYLE K. PATE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: UNIT 64, PHASE III, CORONADA TOWN HOME CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF PHASE III, CORONADA TOWN HOME CONDOMINIUMS, RECORDED IN PLAT BOOK 5200, PAGE 67, SAID REGISTER'S OFFICE, AND DESCRIBED IN MASTER DEED OF RECORD IN BOOK 4901, PAGE 679 (INADVERTENTLY 579 IN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20060803-0095017, IN THE RODCT), AS AMENDED IN BOOK 5202, PAGE 329, AND BOOK 5306, PAGE 241, AND BY-LAWS OF RECORD IN BOOK 4901, PAGE 702, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK DUDYCHA BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, RECORDED ON THE 30TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110830-0067005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 5200, PAGE 67; BY-LAWS OF RECORD IN BOOK 4901, PAGE 702 AND INSTRUMENT NO. 20100304-0016850; HOA CHARTER OF RECORD IN BOOK 4902, PAGE 938 AND BOOK 6132, PAGE 118, AS AMENDED IN BOOK 7694, PAGE 733; MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, AS AMENDED IN BOOK 5202, PAGE 329, BOOK 5306, PAGE 241, BOOK 5522, PAGE 675 AND BOOK 5869, PAGE 269; EASEMENT FOR UNDERGROUND UTILITY OF RECORD IN BOOK 7173, PAGE 324; EASEMENT GRANTED TO BELLSOUTH MOBILITY, INC. OF RECORD IN BOOK 9045, PAGE 954; PCS SITE AGREEMENT OF RECORD IN BOOK 10237, PAGE 775; AND GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20130118-0006281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL EXISTING INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 1008 Pebble Brook, #64, Nashville, Tennessee 37221
(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 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 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/our hand(s) this 31st day of July, 2013.

Mark Dudycha

Allison Dudycha

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Dudycha and Allison Dudycha, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903