WARRANTY DEED

G-VRES-13-925

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Amanda Hardin
Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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
William Pierce Trcka	First Financial Services, Inc,	
4750 Cherry Creek Drive, South, Ste. G-203 (ADDRESS)	6230 Fairview Road, Suite 450 (ADDRESS)	
Denver, CO 80246 (CITY) (STATE) (ZIP)	Charlotte, NC 28210 (CITY) (STATE) (ZIP)	08213007100

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 CANDICE R. HENRY AND HUSBAND, JAMES WATSON, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM PIERCE TRCKA, UNMARRIED AND MEGAN MARIE BRZEZINKSI, UNMARRIED AS tenants in common ~~right of survivorship~~ 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, PLAN OF BRANSFORD REALTY COMPANIES NORTH HILL SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 76, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CANDICE R. HENRY AND HUSBAND, JAMES WATSON III BY WARRANTY DEED FROM BENTON PETERS AND WIFE, JODY PETERS, RECORDED ON THE 7TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070807-0094556, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE(S) 76, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 925 Locklayer Street, Nashville, Tennessee 37208
(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.

BILL GARRETT, Davidson County
Trans:T20130072222 DEEDWARR
Recvd: 08/21/13 11:07 2 pgs
Fees:13.00 Taxes:778.85

20130821-0088109

Witness my/our hand(s) this 16th day of August, 2013.

Candice R. Henry

James Watson, III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE R. HENRY AND JAMES WATSON, III, 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 16th day of August, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

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