BILL GARRETT, Davidson County
Trans:T20130083207 DEEDWARR
Recvd: 09/26/13 10:35 2 pgs
Fees:13.00 Taxes:628.63
20130926-0101033

WARRANTY DEED

BR13-0509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom F. Demalon	SWBC Mortgage Corporation (NAME)	
509 Leanne Drive (ADDRESS)	9311 San Pedro Avenue, #100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	147-11-068.00

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 LESLEIGH D. HAYES AND CHARLES H. PANKOW, JR., BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOM F. DEMALON AND MELISSA M. FINAN, HUSBAND AND WIFE, 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 No. 424 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lesleigh D. Hayes, unmarried by Warranty Deed from Scott Michael Sellick, unmarried of record in Instrument No. 20020402-0039480, Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 2, 2002. Further being the same property conveyed to Lesleigh D. Hayes and Charles H. Pankow, Jr. by Quitclaim Deed from Lesleigh D. Hayes, unmarried of record in Instrument No. 20030730-0107601, Register's Office for Davidson County, Tennessee, dated June 25, 2003 and recorded on July 30, 2003.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 2663, Pages 66 and 67; Restrictive Covenants of record in Book 2797, Page 483, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 509 Leanne Drive, Nashville, Tennessee 37211
(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 20th day of September, 2013.

Lesleigh D. Hayes

Charles H. Pankow Jr. By Lesleigh D. Hayes HIS ATTORNEY IN FACT

Charles H. Pankow, Jr.
By: Lesleigh D. Hayes, his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 20th day of September, 2013, before me personally appeared Lesleigh D. Hayes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of September, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this the 20th day of September, 2013, before me personally appeared Lesleigh D. Hayes to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles H. Pankow, Jr. pursuant to a Power of Attorney dated September 20, 2013 and filed of record in Instrument NO. 20130926-0101032 and who acknowledged he/she/they executed the same as the free act and deed of the said Charles H. Pankow, Jr.

Witness my hand and official seal, this the 20th day of September, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959