WARRANTY DEED

B-VRES-13-616

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/18/16
(AFFIX SEAL)

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
Wendy Lee Paczek	SWBC Mortgage	
616 Flintlock Court (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME)	
Nashville, TN 37217-3616 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (ADDRESS) (CITY) (STATE) (ZIP)	135160B10700CO

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 PAMELA M. WILLIAMS FKA PAMELA M. MERRITT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WENDY LEE PACZEK, AN UNMARRIED PERSON, 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 UNIT NO. 107 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, WOODRIDGE AT NASHVORO VILLAGE, NASHBORO VILLAGE - TRACT 11, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT 200211200143949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAMELA M. MERRITT, AN UNMARRIED WOMAN BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED 12/22/2003 AND FILED FOR RECORD ON 01/09/2004 IN INSTRUMENT 200401090004171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PAMELA M. MERRITT HAVING SINCE MARRIED AND NOW BEING KNOWN AS PAMELA M. WILLIAMS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4675, PAGE 21, BOOK 4675, PAGE 22, BOOK 4675, PAGE 23, BOOK 4675, PAGE 24, BOOK 4675, PAGE 25, BOOK 4660, PAGE 157, BOOK 4860, PAGE 72, BOOK 4860, PAGE 74, BOOK 4860, PAGE 75, INSTRUMENT 200211200143949; BOOK 4827, PAGE 14, AS SUPPLEMENTED IN BOOK 5465, PAGE 561, BOOK 5469, PAGE 840, BOOK 7751, PAGE 907 AND IN INSTRUMENT 200010310108075; INSTRUMENT 200211040134724, AS AMENDED OF RECORD IN INSTRUMENT 200306100080281; INSTRUMENT 200211060136459; BOOK 3955, PAGE 180; BOOK 4588, PAGE 473; BOOK 4821, PAGE 105 AND IN BOOK 4821, PAGE 111; BOOK 6209, PAGE 538 AND IN BOOK 8870, PAGE 887; INSTRUMENT 200010120101575; INSTRUMENT 200208200100403; BOOK 4254, PAGE 410; INSTRUMENT 200211060136458; INSTRUMENT 200211200144369; , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

ERIC WILLIAMS, SPOUSE OF PAMELA M. WILLIAMS, JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 616 Flintlock Court, Nashville, Tennessee 37217-3616
(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:T20130090519 DEEDWARR
Recvd: 10/21/13 15:45 2 pgs
Fees:13.00 Taxes:386.65

20131021-0109810

Witness my/our hand(s) this 17th day of October, 2013.

Pamela M. Williams

Eric Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela M. Williams and Eric Williams, 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 17th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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