Davidson County DEEDWARR **Recvd: 10/29/13 16:15 4 pgs** **Fees:23.00 Taxes:510.60** **20131029-0112449**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00 Affiant Subscribed and sworn to before me this 15th DAY OF October, 2013. Notary Public MY COMMISSION EXPIRES: 9/21/2015 (AFFIX SEAL)

WARRANTY DEED

SM13-1213

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
Miki Kaczmarzyk	Synovus Mortgage Corp.	
1213 Ardee Avenue (ADDRESS)	2204 Lakeshore Drive, Ste 325 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	061-15-075.00

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 KRYSTA L. KACZMARZYK AND MARK L. KACZMARZYK, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKI KACZMARZYK, 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:

* an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of the Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, Block "C", of record in Plat Book 974, Pages 56 and 57, 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 Kristin J. Keith, unmarried and David S. Higdon, unmarried by Warranty Deed from Anna Camille McGill (fka Anna Camille Rohrer) of record in Instrument No. 20050930-0117570, Register's Office for Davidson County, Tennessee, dated September 28, 2005 and recorded on September 30, 2005.

Being the same property conveyed to Kristin Higdon and David Higdon, wife and husband, as tenants by the entirety by Quitclaim Deed from Kristin Higdon, formerly known as Kristin J. Keith, unmarried and David S. Higdon, unmarried of record in Instrument No. 20110517-0037584, Register's Office for Davidson County, Tennessee, dated April 23, 2011 and recorded on May 17, 2011.

Being the same property conveyed to Krysta L. Kaczmarzyk and Mark L. Kaczmarzyk, tenants in common with right of survivorship by Warranty Deed from Kristin Higdon and David Higdon, wife and husband of record in Instrument No. 20120404-0028503, Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 4, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1213 Ardee Avenue, Nashville, Tennessee 37216
(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 15th day of October, 2013.

Krysta L. Kaczmarzyk

Mark L. Kaczmarzyk

by Krysta L. Kaczmarzyk, his attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

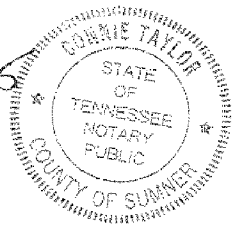
On this the 15th day of October, 2013, before me personally appeared Krysta L. Kaczmarzyk to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Krysta L. Kaczmarzyk and Mark L. Kaczmarzyk, tenants in common with right of survivorship and who acknowledged he/she/they executed the same as the free act and deed of the said Krysta L. Kaczmarzyk and Mark L. Kaczmarzyk, tenants in common with right of survivorship.

Witness my hand and official seal, this the 15th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL) 9/21/2015



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

STATE OF Tennessee

COUNTY OF Davidson

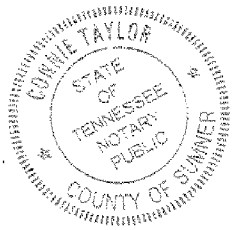
On this the 15th day of October, 2013, before me personally appeared Krysta L. Kaczmarzyk with right of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of October, 2013.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067