WARRANTY DEED

File #14166

BILL GARRETT, Davidson County
Trans: T20140086900 DEEDWARR
Recvd: 11/18/14 13:48 2 pgs
Fees: 13.00 Taxes: 1295.00
20141118-0106333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 09-[illegible]

(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Sun	First Community Mortgage, Inc.	171-08-0A-035.00-CO
(NAME)	(NAME)	
5020 Fredericksburg Way	245 Heritage Park Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Veronica Drogelis Paradis, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Sun and Melissa Ann Sun, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 185 on the Plan of Section 1A, Fredericksburg of record in Plat Book 7900, Page 509, amended in Book 7900, Page 529 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 Veronica Drogelis Paradis by deed from Radnor Homes, Inc of record in Book 9416, page 784, Register's Office for Davidson County, Tennessee, dated July 22, 1994 and recorded on July 25, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 7900, Page 509, amended in Book 7900, Page 529; Restrictions of record in Book 7798, Page 843; Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541; By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539; Charter of HOA of record in Book 8920, Page 4; Amenities Area of Fredericksburg HOA of record in Book 9443, Page 538 and Plat Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5020 Fredericksburg Way, Brentwood, TN 37027

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of November, 2014.

Veronica Drogelis Paradis

Veronica Drogelis Paradis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Veronica Drogelis Paradis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 14th day of November, 2014.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

~~American Title and Escrow Service, LLC~~
~~7101 Sharondale Ct. Ste. 200~~
~~Brentwood, TN 37027~~

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027