File Box 8

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$405,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 12, 2014.** Notary Public MY COMMISSION EXPIRES: 3/07/2019 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140094579 DEEDWARR
Recvd: 12/17/14 15:10 2 pgs
Fees:13.00 Taxes:1500.35
20141217-0115605

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0533**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Kristine Fazio and Paul Boney	SWBC Mortgage	**083 07 0 217.00**
(NAME) **917 Riverside Drive**	(NAME) 9311 San Pedro, Ste 100	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) San Antonio, TX 78216	
(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, WE, **Jeff I. Williams and wife, Patricia K. Williams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Kristine Fazio, an unmarried woman and Paul Boney, an unmarried man, as joint tenants with rights of survivorship,** 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. 9, on the Map of Part One, Hanley Subdivision, of record in Book 1424, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeff I. Williams and wife, Patricia K. Williams by Warranty Deed from James E. Pridy recorded April 16, 2014 in Instrument Number 20140416-0031720, Register's Office for Davidson County, Tennessee; and further conveyed to James E. Pridy by Quitclaim Deed from Billy G. Pridy recorded February 26, 2004 in Instrument Number 20040226-0021959, Register's Office for Davidson County, Tennessee; and further conveyed to James E. Pridy and Billy G. Pridy by Quitclaim Deed from John E. Pridy recorded February 11, 2002 in Instrument Number 20020211-0017934, Register's Office for Davidson County, Tennessee; and further conveyed to John E. Pridy and wife, Irene E. Pridy by Deed from Stanley C. Harris and wife, Louise Moore Harris recorded July 26, 1962 in Book 3406, Page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **917 Riverside Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (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

the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **December, 2014.**

Jeff I. Williams

Jeff I. Williams by Jeremy Seaton as Attorney In Fact

By: Jeremy Seaton, As Attorney In Fact

Patricia K. Williams

Patricia K. Williams by Jeremy Seaton as Attorney In Fact

By: Jeremy Seaton, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Jeremy Seaton**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jeff I. Williams**, and who acknowledged that he/she executed the same as the free act and deed of the said **Jeff I. Williams**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on 12/12/2014.

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY

My Commission Expires: 5/4/15

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Jeremy Seaton**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Patricia K. Williams**, and who acknowledged that he/she executed the same as the free act and deed of the said **Patricia K. Williams**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on 12/12/2014.

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY

My Commission Expires: 5/4/15