BILL GARRETT, Davidson County
Trans:T20160071696 DEEDWARR
Recvd: 08/17/16 15:14 2 pgs
Fees:13.00 Taxes:1060.05
20160817-0086049

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2016.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ruben M. Garces Monica A. Czulewicz	SWBC MORTGAGE CORP.	
712 Skyview Drive	9311 SAN PEDRO, #100	083-07-0-161.00
Nashville, TN 37206-1748	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH D. WILLIAMS AND REBECCA A. WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN M. GARCES MONICA A. CZULEWICZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 21 and the Northerly part of Lot No. 20, on the Plan of A part of The Tillman Home Tract, Rolling Acres No. Two, Section One of record in Plat Book 1424, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Skyview Drive, the common corner of Lots Nos. 20 and 21; thence Easterly 135.05 feet to a point 7 feet South of the common corner of Lots Nos. 20 and 21; thence Northerly along the rear line of Lots Nos. 20 and 21, 67.16 feet to a concrete monument in the Southerly margin of Urban Place; thence with the margin of Urban Place, Westerly, along a slight curve, 96.84 feet to another concrete monument at the beginning of a curve; thence around said curve, Southwesterly 34.47 feet to another concrete monument in the Easterly margin of Skyview Drive; thence Southerly along said Drive, 64.18 feet to the beginning.

Being the same property conveyed to Kenneth D. Williams and wife, Rebecca A. Williams by Warranty deed from Albert W. Brogdon and wife, Louise A. Brogdon of record in Book 7361, page 695, Register's Office for Davidson County, Tennessee, dated September 22, 1987 and recorded on September 24, 1987.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 712 Skyview Drive, Nashville, TN 37206-1748.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2016.

Kenneth D. Williams

Rebecca A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth D. Williams and Rebecca A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017