Box#14
G#2936403

Warranty Deed

BILL GARRETT, Davidson County Trans:T20170014521 DEEDWARR Recvd: 02/17/17 11:07 2 pgs Fees:13.00 Taxes:1306.10 20170217-0016542	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $353,000.00. Cassidy L. Fazio Affiant Subscribed and sworn to before me, this the 16th day of February, 2017. Notary Public My commission expires: 1/17/21

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Cassidy L. Fazio Cynthia L. Fazio Jeffrey R. Fazio	Bank of America N.A.	
712 Skyview Drive	P.O. Box 371458	083-07-0-161.00
Nashville, TN 37206	Pittsburg, PA 15250	

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, **RUBEN M. GARCES AND MONICA A. CZULEWICZ**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSIDY L. FAZIO, A UNMARRIED WOMAN, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), AND JEFFREY R. FAZIO AND WIFE, CYNTHIA L. FAZIO, AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST"), THE SAID INDIVIDUAL INTEREST AND ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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.

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.

Being the same property conveyed to Ruben M. Garces and Monica A. Czulewicz, husband and wife by Warranty Deed from Kenneth D. Williams and Rebecca A. Williams, husband and wife, of record in Instrument No. 20160817-0086049, Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 17, 2016.

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.

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 16th day of February, 2017.

Ruben M. Garces

Monica A. Czulewicz

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 Ruben M. Garces and Monica A. Czulewicz, 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 16th day of February, 2017.

Notary Public

My Commission Expires:

8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019