WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-VRES-17-207

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Szymczak and William Szymczak	**SWBC Mortgage c/o Central Loan Administration & Reporting**	
(NAME)	(NAME)	**083-06-0-088.00**
207 Chapel Avenue	**P.O. Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEAH C. MCCREARY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA SZYMCZAK AND WILLIAM SZYMCZAK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, page 13, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 15 fronts 50 feet on the Westerly side of Chapel Avenue and back between parallel line 165 feet to an alley.

Being the same property conveyed to Leah C. McCreary, an unmarried woman by Warranty deed from Nancy Susanne Boyer, formerly known as N. Susanne Hodges and Richard H. Boyer III, wife and husband of record in Instrument No. 20051123-0142195 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 23, 2005.

The above-described property is not the marital or primary residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of Roy F. Williams Subdivision of Hunter Tract of record in Plat Book 547, page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Chapel Avenue, Nashville, Tennessee 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), 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.

BILL GARRETT, Davidson County
Trans:T20170046361 DEEDWARR
Recvd: 06/01/17 10:22 2 pgs
Fees:13.00 Taxes:1126.28
20170601-0054348

Witness my/our hand(s) this the 30th DAY OF MAY, 2017.

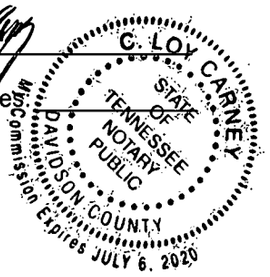
Leah C. McCreary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212