WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/17/2019
(AFFIX SEAL)

MICHELE L. GIVENS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Bill Garrett Davidson County
Batch# 39373 **DEEDWARR**
12/19/2017 10:34:03 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20171219-0129080

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Suski and Claire Suski, husband and wife	SWBC Mortgage Corp.	181010A02800
(NAME) 6832 Sunnywood Drive	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($289,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SONZA D. VIALDORES, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACOB SUSKI AND CLAIRE SUSKI, 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. 31 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Pages 709 thru 711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walwin C. Vialdores and wife, Sonza D. Vialdores, by deed from Brian P. Early and wife, Jennifer C. Early, of record in Instrument 20051123-0141407, said Register's Office, dated November 10, 2005. The said Walwin C. Vialdores died March 27, 2017, and title vested in Sonza D. Vialdores as surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14 amended in Instrument 20030708-0093637; 20050106-0002201; 20060322-0032693; 20071214-0143932 and 20140430-0036256, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 9700, Page 709-711, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6832 Sunnywood Drive, Nashville, TN 37211
(House No.) (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 our hands this 15th day of December, 2017.

Sonza D Vialdores
Sonza D. Vialdores

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 Sonza D. Vialdores, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this December 15, 2017.

My Commission Expires: 5/5/20

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY