This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4842

Karen Johnson Davidson County
Batch# 277696 DEEDWARR
08/29/2019 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,179.93
20190829-0087351

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $318,900.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019

Notary Public
My Commission Expires: 7/5/21

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires 07-05-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Pawelczyk 6740 Sunnywood Drive Nashville, TN 37211	New Owner SWBC Mortgage 9311 San Pedro, #100 San Antonio, TX 78216	181-01-0B-139.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Sylvia Sadlak, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob Pawelczyk, an unmarried man**, 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. 4 on the Plan of Phase Two, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20060322-0032604, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Sadlak, married and Sylvia Sadlak, unmarried by Warranty deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20070322-0034819 Register's Office for Davidson County, Tennessee, dated March 21, 2007 and recorded on March 22, 2007.

Being the same property conveyed to Sylvia Sadlak, a single individual by Quitclaim deed from Barbara Sadlak, married of record in Instrument No. 20090604-0051766 Register's Office for Davidson County, Tennessee, dated May 02, 2009 and recorded on June 04, 2009.

This Instrument executed on behalf of Sylvia Sadlak ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20190828-0086738, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **6740 Sunnywood Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, 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, Grantor has executed this instrument on this 23rd day of August, 2019.

GRANTOR:

Sylvia Sadlak by C.M. Corriveau, her attorney in fact

Sylvia Sadlak by Christopher M. Corriveau, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sylvia Sadlak ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 23rd day of August, 2019.

Rozalind Ruth

Notary Public
My Commission expires: 1/3/2023

EXHIBIT "A"
TO Warranty Deed
From: Sylvia Sadlak
To: Jacob Pawelczyk

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 23rd day of August, 2019.

Rozalind Ruth

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201908290087351

True Copy Certification

I, Tracey Cerrato, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023