This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or val
greater is $380,000.00.

Affiant

Subscribed and sworn bef
14 day of June, 2022.

Notary Public
My commission expires: 9-6-22

Karen Johnson Davidson County
Batch# 871675 DEEDWARR
06/15/2022 09:51:34 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20220615-0068203

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Heath Harper and Esther Harper	SWBC Mortgage Corporation	162-02-0A 026.00
4904 Luker Lane	9311 San Pedro Ave, Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATSY HOOD PAVLISKA and GARY PAVLISKA, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW HEATH HARPER AND ESTHER HARPER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Twenty-Six (26) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument Number 20071115-0134114, and in Book 3700, Page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Patsy Hood Pavliska and Gary Pavliska, wife and husband, by deed dated 04/15/2016, from Carla E. Crockett, unmarried, of record in Instrument No. 20160418-0036884, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4904 Luker Lane, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MHH EH

Witness my hand this the 14 day of June, 2022.

Gary Pavliska by Jenny West Attorney in Fact
Gary Pavliska
BY: Jenny West as Attorney-in-Fact

Patsy Hood Pavliska by Jenny West Attorney in Fact
Patsy Hood Pavliska
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of June, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gary Pavliska by Specific POWER OF ATTORNEY dated 06/08/2022, and who acknowledged that he executed the same as the free act and deed of Gary Pavliska.

Witness my hand and official seal this 14th day of June, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of June, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Patsy Hood Pavliska with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gary Pavliska by Specific POWER OF ATTORNEY dated 06/08/2022, and who acknowledged that he executed the same as the free act and deed of Patsy Hood Pavliska.

Witness my hand and official seal this 14th day of June, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022