WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2001.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/13/01 10:19 2pgs
Fees:13.00 Taxes:499.50
20011113-0124268

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC,
1910 Rear 21st Avenue South, Nashville, TN 37212

D-0001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bunzow	ABN Amro Mortgage Group, Inc.	083-11-0-075
(NAME)	(NAME)	
541 Skyview Drive	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James G. Molpus and wife, Marti M. Molpus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Bunzow, a single person, 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. 10 and a part of tract marked "reserved" on the plan of Rolling Acres Subdivision as of record in Book 1130 at page 34, Register's Office for said County, and said part of said "Reserved" Tract being designated Tract "B" on the unrecorded plan of the resubdivision of said "Reserved" Tract prepared by Z.J. Wilkinson, Surveyor, on December 31, 1949 and said Lot No. 10 and said Tract "B" being described together as follows:

Beginning at a point in the easterly margin of Skyview Drive at the common front corner of Lots Nos. 10 and 11; thence with said margin of said Drive, North 4 deg. 31' East 100 feet to a point, passing the northwest corner of Lot No. 10 at 80 feet; thence South 85 deg/ 30' East 150 feet to an iron pin; thence South 87 deg. 15' East 100 feet to an iron pin; thence South 4 deg. 30' West 100.4 feet to an iron pin; thence North 87 deg. West 100 feet to the rear corners of Lot Nos. 10 and 11; thence with the line between said lots, westwardly 150 feet to the point of beginning.

Being the same property conveyed to James G. Molpus and wife, Marti M. Molpus by deed from Dale Michael Fuchs and wife, Nancy Hintz Fuchs of record in Book 8966, Page 713, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 541 Skyview Drive, Nashville, TN 37206
(House Number) (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 7th day of November, 2001.

James G. Molpus

Marti M. Molpus

Marti M. Molpus

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 James G. Molpus and wife, Marti M. Molpus the bargainor (s), 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 7th day of November, 2001.

Commission expires: 11/27/04

Dana Delworth

Notary Public

DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Wilson & Weiss Title Associates, LLC