File No. 280800561

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 15:42 2 pgs
Fees:13.00 Taxes:1443.00
20080902-0089885

LINDA JANE SHOUN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-25-2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Return To: W. G. Wearen
Title 1 Escrow
5214 Maryland Way Ste. 208
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Sherriff, Ryan Wallace, and Anne Sherriff (NAME)	~~Brandon Sherriff~~ Regions Bank d/b/a Regions Mortgage (NAME)	118-09-0-063.00
1021 Woodmont Boulevard	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, I, Paul Boczulak, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ryan Wallace, a ~~an~~ unmarried man and Brandon Sheriff, a ~~an~~ unmarried man and Anne Sheriff, a ~~an~~ unmarried woman hereinafter called the grantee(s), 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 the east 90 feet of Lot No. 31 on the Map of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March 1938, as follows:

Beginning at a point in the south margin of Woodmont Boulevard 400 feet east of the easterly margin of Granny White Pike, at the corner of Lots 31 and 32; thence with the line between said lots, southerly 198 feet to the corner of said lots and of lots 51 and 52; thence with the line between Lots Nos. 31 and 52 westerly 90 feet to a point; thence northerly 200 feet, more or less, to the south margin of Woodmont Boulevard; thence with the margin of the same, easterly 90 feet to the beginning.

Being the same property conveyed to Paul Boczulak by Warranty Deed from Paul Ford, unmarried of record in Instrument No. 20071019-0124059, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1021 Woodmont Boulevard, Nashville, TN 37204
(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 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.

Witness my/our hands this 22nd day of August, 2008.

Paul Boczulak

STATE OF TENNESSEE

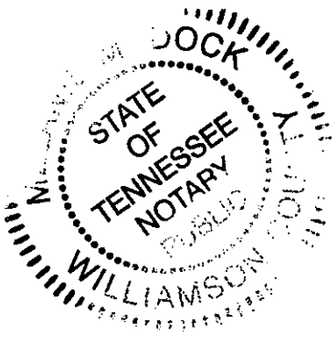
COUNTY OF WILLIAMSON

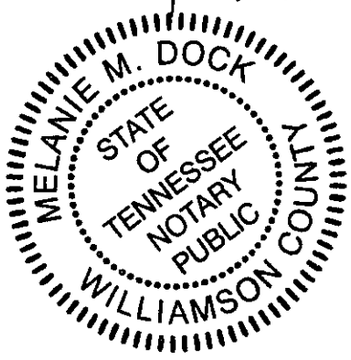
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paul Boczulak, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument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

Witness my hand at office this 22nd day of August, 2008.

Commission expires: 12-6-11

Notary Public





File Number: 280800561

RETURN TO:

~~Sidwell Title~~

~~121 First Avenue South, Suite 200~~

~~Franklin, TN 37064~~