BILL GARRETT, Davidson County
Trans:T20100075678 DEEDWARR
Recvd: 12/01/10 13:43 2 pgs
Fees:13.00 Taxes:555.00
20101201-0095556

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this the 30th day of November, 2010. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jane Stutsman	Wells Fargo Bank, N.A.	Map: 83-09
105 South 12th Street	3210 Lake Emma Road, 3rd	Parcel: 173
Nashville, TN 37206	Lake Mary, FL 32746	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TRACY KUJAWA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE STUTSMAN, A SINGLE PERSON**, 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 the South fifty-nine (59) feet of Lot No. 7 on the Map of East Edgefield, now East Nashville of record in Book 21, Page 147 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 7 fronts fifty-nine (59) feet on the east side of South 12th Street and runs back between parallel lines, along the north margin of the first alley south of Woodland Street, fifty (50) feet to the west line of Lot No. 6.

Being the same property conveyed to Tracy Kujawa, married, by Deed from Michael G. Merritt and wife, Marcella Y. Merritt, of record in Book 9411, Page 240 in the Register's Office for Davidson County, Tennessee, dated July 15, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 105 South 12th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2010.

Tracy Kujawa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tracy Kujawa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2010.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013