BILL GARRETT, Davidson County
Trans:T20110036609 AFFIDAVIT
Recvd: 06/20/11 09:20 2 pgs
Fees:12.00 Taxes:0.00
20110620-0046905

Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Ave, Ste 140
Nashville, TN 37215

AFFIDAVIT OF R.L. MOORE, ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on May 31, 2011, R.L. Moore, Attorney at Law, was an employee of Bankers Title & Escrow Corp. and in his capacity with Bankers Title & Escrow Corp., he prepared legal documents.

WHEREAS, on May 31, 2011, R.L. Moore, Esquire, prepared a **Warranty Deed** of record in **Instrument No. 20110602-0042233** in the Register's Office of Davidson County, Tennessee.

WHEREAS, in the aforementioned Warranty Deed the middle initial of the Grantee, Daniel R. Kuninsky was used, and he would like to correct this to reflect vesting as Daniel Robert Kuninsky. R.L. Moore, Esquire, by this sworn affidavit, desires to correct this error by attaching the following Exhibit A.

WITNESS my hand, at office, this 16 day of June, 2011.

~~FURTHER~~ AFFIANT SAYETH NAUGHT.

~~20110602-0042233~~

R.L. Moore, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainor, R.L. Moore, Attorney, who being by me first duly sworn according to law, states on oath that the statements contained in the above and foregoing instrument as true and correct as therein stated and set forth.

WITNESS my hand and Official Seal at office this 16 day of June, 2011.

NOTARY PUBLIC
My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

EXHIBIT "A"

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110032891 DEEDWARR
Recvd: 06/02/11 13:01 2 pgs
Fees:13.00 Taxes:1572.50

[redacted]
20110602-0042233

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Robert. Kuninsky Joseph Thomas Schneider	New owner	MAP 104-11
2614 Barton Avenue		PARCEL 161
Nashville, TN 37212		
(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, **David Adler and wife, Melody Adler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel R. Kuninsky and Joseph Thomas Schneider, as joint tenants with the right of survivorship** Robert

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 the west 50 feet of Lot No. 33 on the Map of Bransford Realty Companys Subdivision, of The Edgar Jones Home Place, of record in Book 421 page 7, Registers Office for Davidson County, Tennessee, to which reference is hereby made.
Said part of Lot 33 fronts 50 feet on the northerly margin of Barton Avenue and extends back between parallel lines 185 feet to an alley in the rear.

Being the same property conveyed to David Adler and Melody Adler, husband and wife, by deed from Rowena Olegario, unmarried, of record in Instrument No. 20090401-0029492, Registers Office for Davidson County, Tennessee, dated March 31, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2614 Barton Avenue, Nashville, TN 37212.**

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.