Prepared By + Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue North, Suite 200
Franklin, TN 37064

WARRANTY DEED

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011

Notary Public:

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeremy Boczulak	NEW OWNER	Parcel ID:
526 N. 2nd St.		08207021100
Nashville, TN 37207		

FOR AND IN 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

Frederick Allen Mund and wife, Marilyn Sue Leary Mund, Heirs of the Estate of Douglas K. Mund

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jeremy Boczulak

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. 88 on the Map of Harris Addition to Edgefield, as of record in Book 21, Page 100, Register's Office for said County.

Said Lot No. 88 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Douglas K. Mund by deed from Thomas H. Beach, of record in Instrument 20010423-0039783, dated April 18, 2001, Register's Office for said County. The said Douglas K. Mund died intestate April 21, 2010, leaving as his sole heirs and beneficiaries, Frederick Allen Mund and Marilyn Sue Leary Mund. The Estate was admitted to probate as No. 10P838 in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 21, Page 100, said Register's Office.

Power of Attorney of record in Instrument 20100702-0051976, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 526 N. 2nd St., Nashville, TN 37207

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 28th day of October, 2011.

Frederick Allen Mund

Marilyn Sue Leary Mund by Frederick Allen Mund, attorney in fact

Marilyn Sue Leary Mund by Frederick Allen Mund, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110068898 DEEDWARR
Recvd: 11/02/11 14:32 2 pgs
Fees:13.00 Taxes:101.75
20111102-0085463

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 Frederick Allen Mund, 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 28th day of October, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Frederick Allen Mund, 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 on behalf of Marilyn Sue Leary Mund as his/her/their Attorney in Fact as the free act and deed of the within named Marilyn Sue Leary Mund.

Witness my hand and official seal at Nashville, Tennessee the 28th day of October, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.