BILL GARRETT, Davidson County
Trans:T20120000122 DEEDWARR
Recvd: 01/03/12 10:27 2 pgs
Fees:13.00 Taxes:314.50
20120103-0000176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 29 day of December, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Lee Hanson **Kay Stone Hanson**	**New Owner**	**08208003600**
632 Neill Avenue	**Same**	
Nashville, TN 37206		
		FILE #: ST10532

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 ACKNOWLEDGE, WE,

Monica Czulewicz, married and Lee Groitzsch , unmarried as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Lee Hanson and Kay Stone Hanson, husband and wife as tenants by the entirety

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. 76 and the Northerly 15 feet of Lot No. 77, on the Map of Bransford Realty Company's Subdivision of the McWhirter and Love-Neferrin Tract, of record in Book 421, Page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 76 and the Northerly part of Lot No. 77 front together 50 feet on the Westerly side of Neil Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee to The Secretary of Housing and Urban Development as recorded on the 23rd day of August, 2010 in Instrument No. 20100823-0066315 and Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Monica Czulewicz and Lee Groitzsch, as joint tenants as recorded on the 20th day of June, 2011 in Instrument No. 20110620-0046906, in the Register's Office of Davidson County, Tennessee.

Subject property was never the principle residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is **improved** (__X__) unimproved (____) property known as 632 Neill Avenue, 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 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 in 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 my/our hand(s) this 29 day of December, 2011.

Monica Czulewicz

Lee Groitzsch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Monica Czulewicz and Lee Groitzsch , the within named Grantors, 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 29 day of December, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013