Return
To:

TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BRENTWOOD

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Facsimile (615) 790-2951

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $425,000.00.

Affiant

Sworn to and subscribed before me this 31st day of July, 2012.

Margaret B. Means
Notary Public
My Commission Expires:

MARGARET B. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Matthew & Emily Serck	4311 Nebraska Avenue	~~Owner~~ Pulte Mtg.	
4311 Nebraska Avenue		7390 South Iola	103 04 0 229.00
Nashville, Tennessee 37209	Nashville, Tennesse 37209	Englewood, CO 80112	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Troy Nunn and wife, Kim Nunn,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Matthew and Emily Serck** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 3, Block 15, on the Plan of Sylvan Park of record in Plat Cook 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 of Block 15 fronts 60.0 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines with the easterly margin of 44th Avenue, North, formerly 3rd Street, 160.0 feet to an alley.

Being the same property conveyed to Troy Nunn and wife, Kim Nunn by Warranty Deed from Maria M. Salas, unmarried, dated December 6, 2002 and recorded January 13, 2003, of record in Instrument No. 20030113-0005033, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose,

BILL GARRETT, Davidson County
Trans:T20120056640 DEEDWARR
Recvd: 08/01/12 13:24 2 pgs
Fees:13.00 Taxes:1572.50
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and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22 day of July, 2012.

Troy Nunn

Kim Nunn

STATE OF TENNESSEEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Chelsea Leigh Brown, the undersigned, a Notary Public, in and for said State and County, **Troy Nunn and wife, Kim Nunn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 22TH day of July, 2012.

NOTARY PUBLIC

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH

My Commission Expires: 30 MARCH 2015