WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120058265 DEEDWARR
Recvd: 08/07/12 08:41 2 pgs
Fees:13.00 Taxes:610.13
20120807-0070092

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Celia Bousa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2012.

Christy Malone-Smith
Notary Public

MY COMMISSION EXPIRES: 8-16-2015

(AFFIX SEAL)

CHRISTY MALONE-SMITH NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Andrew Carr Jr.	Paul Andrew Carr Jr.	082030130
(NAME)	(NAME)	
1005 N 2nd Street	1005 N 2nd Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeremy Boczulak** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Andrew Carr Jr. and Karen Marie Carr, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 10, on the Plan of W.T. Fitzpatrick Resubdivision, as of record in Plat Book 421, Page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tommy E. Grimes by Deed from J. T. Sircy and E. A. Sircy dated August 16, 1971 of record in Book 4540, Page 35, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Boczulak by Warranty Deed from Tommy E. Grimes dated October 4, 2011 of record in Instrument No. 20111007-0078072, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

Property Taxes for the year 2012 have been pro-rated between Grantor and Grantee. Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Plat Book 421, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1005 N 2nd Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 3rd day of August, 2012.

Jeremy Boczulak

State of Tennessee
County of Williamson

Personally appeared before me Jeremy Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2012.

Notary Public
My Commission Expires: 11/10/13

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064