Davidson County DEEDWARR
Recvd: 08/07/12 15:01 2 pgs
Fees:13.00 Taxes:764.05
20120807-0070411

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,500.00.

Affiant

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public
Commission Expires: 7/6/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan I. Pundik 225 Scott Avenue Nashville, TN 37206	Regions Bank D/B/A Regions Mtg. 2050 Parkway Office Cir. Birmingham, AL 35244	083-06-0-155.00

WARRANTY DEED

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, I/WE,

Julia Goodrum Matthews, formerly known as Julia Goodrum

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan I. Pundik and Mandy Pundik, husband and wife

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.9 on the plan nf Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Said Lot No.9 a corner lot, fronts 50.0 feet on the westerly margin of Scott Street and 212.0 feet on the southerly margin of Locke Street, now Benjamin Avenue, and extends back 208.75 feet on the southerly line and 50.17 feet along the easterly margin of a 15 foot alley on the westerly line to a point of intersection.

Being the same property conveyed to Julia Goodrum, unmarried, by Warranty Deed, from Burford M. Williams and wife, Linda F. Williams, of record in Instrument # 20041028-0129674, Register's Office for Davidson County, Tennessee, dated October 25, 2004 and recorded October 28, 2004. The said Julia Goodrum and Julia Goodrum Matthews are one and the same person.

David Neal Matthews joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Julia Goodrum Matthews, formerly known as Julia Goodrum.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 225 Scott 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of August, 2012.

Julia Goodrum Matthews

David Neal Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia Goodrum Matthews, formerly known as Julia Goodrum and husband, David Neal Matthews** 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 Brentwood, Tennessee this 3rd day of August, 2012.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires:

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY