BILL GARRETT, Davidson County
Trans:T20120086265 DEEDWARR
Recvd: 11/13/12 09:59 2 pgs
Fees:13.00 Taxes:432.90
20121113-0104074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 117,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2012.

Notary Public

My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL NICOLE PERDUE	ASCEND FEDERAL CREDIT UNION	08203016700
1004 STOCKELL STREET	520 AIRPARK DRIVE	
NASHVILLE, TN 37207	TULLAHOMA, TN 37388	

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 A CZULEWICZ and LEE GROITZSCH, AS TENANTS IN COMMON

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

RACHEL NICOLE PERDUE, unmarried

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. 31 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO MONICA A CZULESICZ AND LEE GROITZSCH, AS TENANTS IN COMMON BY TRUSTEE'S DEED FROM ROBERT H WALDSCHMIDT, TRUSTEE DATED 05/22/12 AND RECORDED ON 05/25/12 IN INSTRUMENT NO. 20120525-0045440, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER THE PRINCIPLE RESIDENCE OF EITHER GRANTOR, THEIR SPOUSE, HEIRS, OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1004 STOCKELL STREET, 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 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 9th day of November, 2012.

Monica A. Czulewicz by Lee Groitzsch Attorney in Fact

MONICA A CZULEWICZ
BY: LEE GROITZSCH
HER ATTORNEY IN FACT

LEE GROITZSCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State LEE GROITZSCH AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR MONICA A. CZULEWICZ, 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 9th day of November, 2012.

Notary Public

My Commission Expires:

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