STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December, 2012.

_____
Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G12-5669D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120095115 DEEDWARR
Recvd: 12/12/12 13:56 3 pgs
Fees:18.00 Taxes:1036.00
20121212-0114533

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Chad Carlson and Amanda Leigh Carlson, husband and wife (NAME) 1105 South Graycroft Ave (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	SWBC Mortgage Corporation (NAME) 213 Overlook Circle, Ste. A4 (STREET ADDRESS) Brentwood, TN 37027 (CITY) (STATE) (ZIP)	51-6-20

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 HEREBYACKNOWLEDGED, WE, **Robert C. Kurzynske, F. Richard Kurzynske, E. Todd Kurzynske, Kimberly Turner, Taylor Mittleider, Michael Kurzynske, Morgan Bailey, Kevi n Kurzynske, Jr. and Mark T. Kurzynske, Devisees of Frank Kurzynske, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Chad Carlson and Amanda Leigh Carlson, 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. 1 on the plan of PLEASANT ACRES, SECTION 1, as shown by plat of record in Plat Book 2133, Page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Kurzynke, Jr. and Edna B. Kurzynske, husband and wife from Frances C. Bailey, Trustee, by Deed dated June 22, 1954, in Book 2283, Page 170, in the Register's Office for Davidson County, Tennessee. Edna B. Kurzynske having since died December 2, 2009 leaving said property vested in Frank Kurzynske, Jr. as the surviving tenant by the entirety. Frank Kurzynske, Jr. having since died testate October 8, 2011. Pursuant to the Last Will and Testament of Frank Kurzynske probated in Seventh Circuit Court of Davidson County, Tennessee, Case No 11P-1605, Robert C. Kurzynske, F. Richard Kurzynske, Mark T. Kurzynske, E. Todd Kurzynske, Kimberly Turner, Taylor Mittleider, Michael Kurzynske, Morgan Kurzynske (now Morgan Bailey) and Kevin Kurzynske, Jr. are the Devisees under the Will.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2155, page 547, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 60, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Robert C. Kurzynske is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114526, said Register's Office.
The signature of F. Richard Kurzynske is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114527, said Register's Office.
The signature of E. Todd Kurzynske is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114528, said Register's Office.
The signature of Kimberly Turner is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114529, said Register's Office.
The signature of Taylor Mittleider is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114532, said Register's Office.
The signature of Michael Kurzynske is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114525, said Register's Office.
The signature of Morgan Baily is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114530, said Register's Office.
The signature of Kevin Kurzynske, Jr. is signed by his/her duly appointed Attorney-in-fact Mark T. Kurzynske, pursuant to the Power of Attorney recorded in Instrument # 20121212-0114531, said Register's Office.
Morgan Kurzynske and Morgan Bailey is one and the same person.
This is improved property, known as 1105 South Graycroft Ave, Madison, TN 37115.

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 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. Whenever 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 10th day of December, 2012.

ROBERT C. KURZYNSKE

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

F. RICHARD KURZYNSKE

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

E. TODD KURZYNSKE

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

KIMBERLY TURNER

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

TAYLOR MITTLEDER

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

MICHAEL KURZYNSKE

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

MORGAN BAILEY

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

KEVIN KURZYNSKE, JR.

By: _____ December 10, 2012
Mark T. Kurzynske, Attorney-in-Fact Date

_____ December 10, 2012
Mark T. Kurzynske Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mark T. Kurzynske, the bargainor(s), 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, this 10th day of December, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark T. Kurzynske, Attorney-in-Fact for Robert C. Kurzynske, F. Richard Kurzynske, E. Todd Kurzynske, Kimberly Turner, Taylor Mittleider, Michael Kurzynske, Morgan Bailey, and Kevin Kurzynske, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of December, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066