BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130030023 DEEDWARR
Recvd: 04/12/13 09:05 2 pgs
Fees: 13.00 Taxes: 1369.00
20130412-0036290

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2013.

Notary Public

My commission expires: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANSKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cobb, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alex Munderloh **Emma Munderloh**	Suntrust Mtg	**Map 103-04-0 Parcel 088-00**
4609 Wyoming Ave.	901 Semmes Ave	
Nashville, TN 37209	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brandon T. Tortorice and wife, Mary Craig Tortorice

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

Alex Munderloh and Emma Munderloh, 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. 5 of Block "4" on the Map of A Part of Sylvan Park , of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, described as follows.

Being the same property conveyed to Brandon T. Tortorice, a single person, by Deed from Jennifer A. Graham, unmarried and Louis S. Graham, III, married, of record in Instrument No. 20081001-0099575, Register's Office for Davidson County, Tennessee.

Mary Craig, spouse of the above named Brandon T. Tortorice, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4609 Wyoming Ave., Nashville, TN 37209**

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 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 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 **29th** day of **March, 2013.**

Brandon T. Tortorice

Mary Craig Tortorice

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, a Notary Public of said County and State, **Brandon T. Tortorice and Mary Craig Tortorice,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.