BILL GARRETT, Davidson County
Trans:T20130054052 DEEDWARR
Recvd: 06/26/13 09:41 2 pgs
Fees:13.00 Taxes:6410.25

20130626-0065518

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,732,500.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2013. Notary Public My Commission Expires: 6/21/16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

Address New Owner As Follows: Jerry and Angela Bostelman 1031 Battery Lane Nashville, TN 37220	Send Tax Bills To: New Owner	Map-Parcel Number: 13112010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Mendoza and wife, Jill Renee Mendoza,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry Bostelman and wife, Angela Bostelman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13 and 16, as shown on the map entitled James T. Jenkins Home Tract, of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Mendoza and wife, Jill Renee Mendoza, by deed from Chris G. Harmon and wife, Sharon K. Harmon, of record in Instrument No. 20030127-0011061, dated January 15, 2003, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 547, Page 20, said Register's Office.

This is improved property known as: **1031 Battery Lane, Nashville, TN 37220.**

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 Grantor covenants with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of June, 2013.

Daniel Mendoza

Jill Renee Mendoza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Mendoza and Jill Mendoza the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016