(3)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140046352 DEEDWARR
Recvd: 06/30/14 12:44 2 pgs
Fees:13.00 Taxes:2571.50

20140630-0057112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Thompson	U. S. Bank National Association	MAP 104-15
2524 Sunset Place	16 Ninth Avenue North	PARCEL 084.00
Nashville, TN 37212	Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Justin A. Mraz and wife, Bayh J. Mraz**

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

HEREINAFTER CALLED THE GRANTEE, HER 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 Easterly 45 feet of the Easterly 90 feet of Lot No. 35 on the Plan of Sunset Park Subdivision Part of Lot No. 1 and Whole of Lot No. 2 of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 35 fronts 45 feet on the Northerly side of Turner Avenue, formerly "B" Street, and runs back between parallel lines 160.5 feet to the Southerly line of Lot No. 50.

Being the same property conveyed to Justin A. Mraz and wife, Bayh J. Mraz by deed from Cornerstone Investments, Inc. of record in Instrument No. 20080131-0009995 Register's Office for Davidson County, Tennessee, dated January 28, 2008 and recorded on January 31, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2524 Sunset Place, Nashville, TN 37212.**

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. 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 our hands this the 27th day of June, 2014.

Justin A. Mraz by Brett Sheriff Attorney in fact
Justin A. Mraz by Brett Sheriff, Attorney-in-Fact

Bayh J. Mraz by Brett Sheriff Attorney in fact
Bayh J. Mraz by Brett Sheriff, Attorney-in-Fact

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 **Brett Sheriff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Justin A. Mraz and Bayh J. Mraz**, as their Attorney in Fact, as the free act and deed of the within named **Justin A. Mraz and Bayh J. Mraz**.

Witness my hand and official seal this the 27th day of June, 2014.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN