File Box 8 File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026558 DEEDWARR
Recvd: 03/29/17 14:37 2 pgs
Fees:13.00 Taxes:2615.90
20170329-0030704

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$707,000.00~~

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William F. Bundy **Kimberly J. Bundy**	Mortgage Investors Ste. 200	**Map 104-05-0 Parcel 101.00**
3504 Murphy Road	8320 E Walker Springs Ln.	
Nashville, Tennessee 37205	Knoxville, TN 37923	

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,

Paula Denise Wyont, now known as Denise Wyont Boosalis, and James Boosalis, wife and husband

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

William F. Bundy and Kimberly J. Bundy, 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. 12 and the westerly 10 feet of Lot No. 13 on the Plan of Hardison & Young's Lots in West End Park, as of record in Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee, described as follows:

Said property fronts 60 feet on the northerly margin of a 50 foot strip of land lying between said plan of lots and the northerly margin of Murphy Road (said northerly margin also being the northerly margin of an unnamed access way according to the Tax Assessor's Maps) and extends back between parallel lines 150 feet to an alley, and part of 16' alley that was closed by Ordinance No. BL2002-955.

Being the same property conveyed to Paula Denise Wyont, unmarried, by Deed dated September 27, 1999 from Alton Brooks Parker, unmarried, of record in Book 11678, Page 950, Register's Office for Davidson County, Tennessee. The said Paula Denise Wyont having since married and is now known as Denise Wyont Boosalis.

James Boosalis, spouse of the above named Denise Wyont Boosalis, 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.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 190, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement retained by Metropolitan Government of Nashville & Davidson County and closed alley by Ordinance No. BL2002-955. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3504 Murphy Road, Nashville, Tennessee 37205**

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 **28th** day of **March, 2017.**

Paula Denise Wyont Boosalis

Paula Denise Wyont NKA Denise Wyont Boosalis

James Boosalis

James Boosalis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paula Denise Wyont NKA Denise Wyont Boosalis and James Boosalis,** 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 **28th** day of **March, 2017.**

Notary Public

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

My Commission Expires: 1/17/21