Davidson County DEEDWARR
Recvd: 08/19/05 11:13 3 pgs
Fees:18.00 Taxes:641.21

20050819-0098980

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,300.00**

Rebekah Holder
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 15th DAY OF **AUGUST, 2005.**

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Jeff Gunkel and Rebekah Holder	**Same**	**172-12-O-A-139-CO**
256 Burgandy Hill Road		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Barbara A. Mladenoff, an unmarried woman

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

Jeff Gunkel, an unmarried man, and Rebekah Holder, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 7900, page 6, and Book 7900, page 414, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All By Laws of record in Book 8071, page 531, said Register's Office.

All Restrictions of record in Book 8069, page 170, Book 8681, page 252, said Register's Office.

All Charter for Homeowner's Association of record in Book 8071, page 520, said Register's Office.

All Deed for common areas of record in Book 8154, page 304 and 9779, page 672, said Register's Office.

All Easement to Southern Bell of record in Book 1113, page 6006, and Book 1318, page 441, said Register's Office.

All Easements to Metropolitan Government of record in Book 7690, page 260, Book 8377, page 769 and Book 8377, page 808, said Register's Office.

This (X) Improved
( ) Unimproved property is known as: **256 Burgandy Hill Road Nashville, TN 37211**

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 not 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 ever 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 hand this 15th day of **AUGUST, 2005.**

Barbara A. Mladenoff

Barbara A. Mladenoff

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara A. Mladenoff**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 6:00 pm

This 15th day of **AUGUST, 2005.**

Steven P. Baldwin

Notary Public

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 9/18/07

Exhibit "A"

Land in Davidson County, Tennessee, BEING Lot No. 89 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, page 6, and Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Barbara A. Mladenoff by Warranty Deed from Paul Keigh Lewis and wife, Susan Carol Lewis dated 3/29/01 and filed for record 4/5/01 in Instrument #200104050033274, Register's Office for Davidson County, Tennessee.