# WARRANTY DEED

MATT RATLIFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$89,000.00~~ 93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of March, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/9/12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
All-Star Title, Inc., 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| D. **April Caspari** | **April Caspari** | **07108030900** |
| (NAME) **403 Edwin St.** | (NAME) **403 Edwin St.** | |
| (ADDRESS) **Nashville, TN** ~~37216~~ 37207 HB | (ADDRESS) **Nashville, TN** ~~37216~~ 37207 HB | |
| (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,

**Andrew Bunel**, a single man

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

D.
**April Caspari, a single woman**

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. 69 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Bunel by deed from Shirley Ann Owens May of record in Instrument 200208070095102 on 07/31/2002 and filed for record on 08/07/2002, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **403 Edwin St., Nashville, TN** ~~37216~~ 37207 HB
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of,. March, 2008

**Andrew Bunel**

Davidson County DEEDWARR
Recvd: 04/14/08 15:52 2 pgs
Fees:13.00 Taxes:345.95

20080414-0037809

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, **Andrew Bunel** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day March 2008

**Notary Public**

MY commission Expires 1/9/12

MATT RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY