Davidson County DEEDWARR
Recvd: 12/16/08 10:58 2 pgs
Fees:13.00 Taxes:217.38

20081216-0120422

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,750.00

Andrew Bunel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2008

Sherri A. Schmonsky
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC, 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Aaron Sandler	NEW OWNER	43-10-0-B-095.00CO
(NAME) 555 N Dupont Ave. #95	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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 E. BUNEL JR, AND WIFE MARY ANN BUNEL AND ANDREW BUNEL, UNMARRIED,

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

RICHARD AARON SANDLER,

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 Unit No. D-95, on the plan of Madison Park Condominiums, according to the Master Deed of record in Book 5462, Page 614, as corrected in Book 5608, Page 551, and the Addendum to the Master Deed recorded in Book 8014, Page 416, and as shown on plat recorded in Book 5200, Page 179, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Andrew E. Bunel, Jr. and wife, Mary Ann Bunel and Andrew Bunel, unmarried by quitclaim deed from Andrew E. Bunel and wife, Mary Ann Bunel dated 9/17/2007 filed of record 9/17/2007 in Instrument Number 20070917-0111194, Register's Office for Davidson County, TN.

Being the same property conveyed to Andrew E. Bunel, Jr. and wife, Mary Ann Bunel, by Warranty Deed from Coordination Plus, LLC, A Tennessee limited liability company dated September 7, 2007 and recorded September 11, 2007 in Instrument Number 20070911-0109090, Register's Office for Davidson County, TN.

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.

unimproved ☒

This is improved ☐ property, known as 555 N Dupont Ave. #95, Madison, TN 37115
(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/our hand(s) this 10th day of December, 2008

Andrew E. Bunel Jr

Witness my hand this 12th day of December, 2008

Andrew Bunel

Mary Ann Bunel
Mary Ann Bunel

STATE OF KANSAS

COUNTY OF POTTAWATOMIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew E. Bunel Jr, and wife Mary Ann Bunel, the bargainor(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 and official seal on this 10th day of December, 2008

Commission expires:

F[illegible]
Notary Public - State of Kansas
My Appt. Expires 4-5-2010

Fred W Goodson
Notary Public

FRED W. GOODSON
Notary Public - State of Kansas
My Appt. Expires 4-5-2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Bunel, unmarried, the bargainor(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 and official seal at Brentwood , Tennessee this 12TH day of December, 2008

Commission expires:

Notary Public

SHERRI A. SCHMOLSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires