(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024961 DEEDWARR
Recvd: 04/28/11 09:59 2 pgs
Fees:13.00 Taxes:3607.50
20110428-0032444

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$975,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karla G. Christian	SunTrust Mortgage, Inc	116-10-40
(NAME)	(NAME)	
204 Jackson Blvd	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irvine, CA 92619	
(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, **Caney S. Gunn and husband, James T. Gunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karla G. Christian**, 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 the City of Belle Meade, near Nashville, Davidson County, Tennessee, being the easterly 60 feet of Lot No. 2 and the westerly part of Lot No. 3 on the Map of Johnson Bransford's Subdivision of certain lots in Deer Park, Belle Meade, as of record in Book 421, page 153, Register's Office for said County and described as follows:

BEGINNING at a point in the north margin of Jackson Boulevard, 40 feet east of the southwest corner of Lot No. 2; thence easterly along the margin of said Boulevard 100 feet to the southwest corner of the lot of D.M. Phillips; thence with Phillips' west line, northerly 305 feet to a point in the rear line of Lot 3; thence with the rear line of Lots 2 and 3 westerly 82 feet to a point which is 31.4 feet east of the northwest corner of Lot 2; thence southerly 306 feet to the beginning.

Being the same property conveyed to Caney S. Gunn by Warranty Deed from Ellen J. Dupps of record in Book 8399, page 977, said Register's Office for Davidson County, Tennessee dated June 15, 1991.

The said James T. Gunn, husband of the said Caney S. Gunn, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **204 Jackson Blvd, Nashville, TN 37205**

(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 25 day of April, 2011.

Caney S. Gunn

James T. Gunn

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 Caney S. Gunn and James T. Gunn, the bargainors, 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 25 DAY OF April, 2011.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011