03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110043963 DEEDWARR
Recvd: 07/21/11 08:24 2 pgs
Fees:13.00 Taxes:1147.00
20110721-0055750

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **July, 2011**

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Wunderlich	**MAGNA BANK**	09116014200
(NAME)	(NAME)	
4503 Dakota Avenue	**6525 QUAIL HOLLOW, #300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**MEMPHIS, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Caryll-Ann Schenker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard James Wunderlich**, 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. 404, Block 21, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harris Schenker and wife, Caryll-Ann Schenker, by Deed from Stephen Morris and wife, Brenda Morris, dated January 23, 2004 and filed of record in Instrument Number 20040206-0014569, Register's Office of Davidson County, Tennessee. Harris Schenker died on 1/28/08 leaving Caryll-Ann Schenker as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4503 Dakota Avenue, Nashville, TN 37209

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, has 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 our hands this **15th** day of **July, 2011**

Caryll-Ann Schenker by
Kelly Callaghan as Attorney in Fact

Caryll-Ann Schenker by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of July, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Caryll-Ann Schenker, and who acknowledged that she executed the same as the free act and deed of the said Caryll-Ann Schenker, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110721005749 said Register's Office..

Witness my hand and official seal this 15th day of July, 2011.

Lisa M. Sheppard

NOTARY

My Commission Expires: 6.30.14

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