File No.0713110001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047000 DEEDWARR
Recvd: 08/02/11 14:02 2 pgs
Fees:13.00 Taxes:484.70
20110802-0059379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013

(AFFIX SEAL)

MORGAN SULLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne Kaunitz	Same as new owner	072-04-0-021.00
(NAME) 3606 Golf St.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wendy L. Slinker and Wade Lain Hall, sole heirs at law** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Jeanne Kaunitz, an unmarried woman** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Maury County State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being part of Lot 17 and part of Lot 18 on the Map of Inglewood Golf Club Subdivision, Block A, as of record in Book 843, Page 65, said Register's Office.

Said part of lot Nos. 17 and 18 front together 90 feet on the southeasterly side of Golf Street and runs back 135 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Jerry L. Hall and wife, Diane L. Hall by Deed from Earl T. Bracey and wife, Lucille H. Bracey filed for record on August 14, 1974 in Book 4843, Page 323, and re-recorded to correct the legal description in Book 4845, Page 394, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Jerry L. Hall and wife, Diane L. Hall conveyed said property to Harold Reeves, Trustee and Harold Reeves, Trustee conveyed to Wade Lain Hall, with a life estate being retained by Jerry L. Hall and wife, Diane L. Hall, of record in Book 7462, Page 920, said Register's Office. By Quitclaim Deed of record in Book 7587, Page 537, said Register's Office, Wade Lain Hall, unmarried conveyed subject property to Gene Floyd, Trustee and Gene Floyd, Trustee conveyed to Diane L. Hall and Jerry L. Hall. See Marital Dissolution Agreement of record in Book 9766, Page 282, said Register's Office and Divorce Decree of record in Book 9767, Page 416, said Register's Office. By Quitclaim Deed of record in Book 9884, Page 651, a portion of said property was conveyed from Jerry L. Hall to Diane L. Hall. The said Jerry L. Hall Died intestate on May 19, 200, leaving Wendy L. Slinker and Wade Lain Hall his sole heirs at law as evidenced by Affidavit of Heirship filed simultaneously herewith. The said Diane L. Hall died intestate on August 15, 2010, leaving Wade Lain Hall and Wendy L. Slinker as her sole heirs at law as evidenced in File No. 10P-1404, Office of the Clerk for Probate Court for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3606 Golf Street, Nashville, TN 37216
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 28th day of July, 2011.

Wendy L Slinker, Heir at law
Wendy L. Slinker, Heir at law

Wade Lain Hall
Wade Lain Hall, Heir at law

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, Wendy L. Slinker and Wade Lain Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2011.

Commission expires: 12-20-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:0713110001

RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215