WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

I, THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120053785 DEEDWARR
Recvd: 07/23/12 10:03 2 pgs
Fees:13.00 Taxes:1443.00
20120723-0064337

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon K. Lunke	GMFS LLC	143060A03600 CO
(NAME)	(NAME)	
204 Harpeth Wood Dr.	7389 Florida Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baton Rouge, LA 70806	
(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, I, **Grant T. Barbre, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon K. Lunke and Susannah D. Lunke, husband and wife**, 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. 2 on the Plan of Phase Two, Harpeth Trace Estates, as shown on plat of record in Book 5200, Pages 556-558, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Grant T. Barbre by Warranty Deed from David W. Purcell, unmarried, dated September 30, 2005, filed of record on October 7, 2005, in Instrument No. 20051007-0121802, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 5200, Page 556-558, and Covenants, conditions, restrictions, and easements of record in Book 5120, Page 208; Book 5120, Page 918; Corrective restrictions in Book 5182, Page 767; Book 5178, Page 138; Book 5182, Page 769; Book 5380, Page 357; Book 6094, Page 718, in the aforesaid Register's Office; and the 2012 County Taxes.

unimproved ☐.

This is improved ☒ property, known as 204 Harpeth Wood Dr., Nashville, TN 37221

(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 27th day of June, 2012.

Grant T. Barbre

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Grant T. Barbre, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2012.

Commission expires:
5/17/2014

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public