BILL GARRETT, Davidson County
Trans:T20120092751 DEEDWARR
Recvd: 12/05/12 08:56 2 pgs
Fees:13.00 Taxes:703.00

20121205-0111736

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Carol A. Clawson
Affiant

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 28th day of September, 2012.

Notary Public

My commission expires: 10.11.15

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Kunkel **Nancy S. Kunkel**	**New Owner**	**Map\Parcel: 141-12-0-D-112.00CO**
112 Morton Mill Circle		
Nashville , TN 37221		

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 ACKNOWLEDGE, WE,

Robert B. Locknar and Victoria Shaw Locknar

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

David C. Kunkel and wife, Nancy S. Kunkel

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. 112, on the Plan of the Third Revision Morton Mill Estates, A Planned Unit Development, of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victoria Shaw Locknar and husband, Robert B. Locknar by Warranty Deed from James W. Burrow and wife, Dolores M. Burrow, of record in Book 11211, Page 887, Dated November 18, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 561, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7546, Page 145, and amended in Book 7936, Page 704 and Book 8079, Page 804, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 7546, Page 154 and amended in Book 7936, Page 709, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 7414, Page 335, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 7584, Page 963, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas \ elements
Subject to lien for special assessment contained in DCCR's \ Master Deed
Subject to HOA dues- if any

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 112 Morton Mill Circle, Nashville , TN 37221.

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 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 28th day of September, 2012.

Robert B. Locknar

Victoria Shaw Locknar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert B. Locknar and Victoria Shaw Locknar , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120878RX**
~~**RECORD & RETURN TO:**~~
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067