THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130076207 DEEDWARR
Recvd: 09/04/13 09:27 2 pgs
Fees:13.00 Taxes:573.50
20130904-0092907

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $155,000.00.

Karen Anne Clemmons
Affiant

Subscribed and sworn to before me this the 27th day of August, 2013.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bruce . Kunkel and wife, Helen . Kunkel 2925 Western Hills Drive Nashville, Tennessee 37214	Bank of Tennessee 2525 West End Avenue Suite 1275 Nashville, TN 37203	Map 062-11-0 Parcel 032.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Karen Anne Clemmons,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bruce . Kunkel and wife, Helen . 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:

Being Lot No. 178 on the Plan of Sutherland Heights, Section Five, as of record in Book 2900, Page 1, Register's Office for said County.

Said lot fronts 112 feet on the easterly side of Western Hills Drive and runs back 225.1 feet on the southerly line and 235.1 feet on the northerly line to a dead line in the rear on which it measures 115.5 feet.

Being the same property conveyed to Elaine H. Clemmons and Karen Anne Clemmons, as joint tenants with rights of survivorship, by deed of record in Instrument No. 20020607-0069716, Register's Office for Davidson County, Tennessee.

The said Elaine H. Clemmons having since died on February 17, 2010, survived by Karen Anne Clemmons, and vesting into her as the joint survivorship tenant.

This is the same legal description as set forth on the prior deed of record.

This is not the principal place of residence of Karen Anne Clemmons.

Subject to all applicable zoning ordinances, utility easements, restrictive covenants, the plan of record, as aforesaid, and all other matters of public record.

This is improved property known as 2925 Western Hills Drive, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my 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. Whenever 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 August, 2013.

Karen Anne Clemmons
KAREN ANNE CLEMMONS

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Karen Anne Clemmons, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 27th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.