BILL GARRETT, Davidson County
Trans:T20140019375 DEEDWARR
Recvd: 03/24/14 10:32 3 pgs
Fees:18.00 Taxes:536.50
20140324-0023819

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSONRE/M

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 19th day of March, 2014.

Notary Public
My commission expires:

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON TENN My Comm. Expires May 5, 2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joey W. Gosnell 2529 McGinnis Drive Nashville, TN 37216	New Owner	073-100-059.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LUNITA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOEY W. GOSNELL, ~~X~~ unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Moss Rose, Estates, of record in Plat Book 4860, page(s) 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Lunita, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Sonia Luna, as Unmarried, dated September 20, 2008, of record in Instrument No. 20081001-0099312, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Sonia Luna, as Unmarried by Warranty Deed from Gregory D. Holland and wife, Sharon D. Holland, dated December 29, 2006, of record in Instrument No. 20070102-0000392, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2529 McGinnis Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of March, 2014.

Lunita, LLC

By: Sonia Luna, Member

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonia Luna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, a LLC, and that HERSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said SONIA LUNA as such MEMBER.

Witness my hand and official seal this _____ day of _____, 2014.

My Commission Expires:

Notary Public

LUKE KOOK LEE

(NOTARY PUBLIC)

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 | *Signature of Document Signer No. 2 (if any)*

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 17TH day of MARCH, 2014, by (1) SONIA LUNA (2) _____

Date *Month* *Year*

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MIKE KOOK LEE
Commission # 1989570
Notary Public - California
Los Angeles County
My Comm. Expires Sep 25, 2016

Place Notary Seal Above

Signature _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document TAX ID # 073-100-057-00 2579 MCGINNIS DR. NASHVILLE TN 37216

Title or Type of Document: WARRANTY DEED

Document Date: 3-11-14 Number of Pages: TWO

Signer(s) Other Than Named Above: _____

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