BILL GARRETT, Davidson County
Trans:T20140043536 DEEDWARR
Recvd: 06/19/14 13:05 2 pgs
Fees:13.00 Taxes:417.73
20140619-0053650

WARRANTY DEED

LYNN C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alicia A. Bunch	Avenue Bank	Parcel ID:
617 Lischey Avenue	3823 Cleghorn Ave.	08207036500
Nashville, TN 37207	Nashville, TN 37215	

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 acknowledged, we

Daniel Katcher and wife, Christine Katcher

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Alicia A. Bunch, unmarried
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. 9 on the Plan of Village Manor, as of record in Book 3300, Page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 27.75 feet on the easterly side of North Fourth Street and extends back 158.93 feet on the northerly line and 158.91 feet on the southerly line to an alley in the rear, measuring 27.75 feet thereon.

Being the same property conveyed to Daniel Katcher, married, by deed from Leland D. Watts, married, of record in Instrument 20030304-0028094, dated February 28, 2003, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3314, Page 419; Book 3368, Page 23; Book 3375, Page 261; Book 3399, Page 276; and Book 3405, Page 462, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 55, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is improved (X) property, known as 617 Lischey Avenue, Nashville, TN 37207

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 17 day of June, 2014.

Daniel Katcher

Christine Katcher

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Katcher and wife, Christine Katcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fairfax, Virginia this 17th day of June, 2014.

My Commission Expires: 06-30-17

Notary Public

Jean Francisco Zeledon Sotelo

JEAN FRANCISCO ZELEDON SOTELO
NOTARY PUBLIC
REG. #7288541
MY COMMISSION EXPIRES
06/30/2017
COMMONWEALTH OF VIRGINIA